

School House, Marston Bigot, Somerset



A beautiful Grade II listed former school house, with six bedrooms across the house and lodge, in a rural position close to the market town of Frome.

Accommodation

Ground Floor Entrance hall | Drawing/dining room | Kitchen/breakfast room
2 double bedrooms (1 en suite) | Shower room | Utility room

First Floor 2 double bedrooms | Family bathroom | Versatile hallway

Second Floor Attic

School Lodge Open plan kitchen/dining/living room | 2 double bedrooms | Bathroom

Gardens, Grounds & Outbuildings Mature gardens | Tennis court | Summerhouse
Stables

In all approximately 1.21 acres

Distances

Frome 3 miles, Babington House 8 miles, Bruton 9 miles, Bath 18 miles
(All distances are approximate).

Situation

Marston Bigot is a small hamlet in the parish of Trudoxhill and is surrounded by beautiful countryside. The property enjoys superb views across an historic Victorian estate yet is located just on the edge of Frome. This cool market town provides a fantastic mix of independent cafés, bars, restaurants, boutique shops, creative businesses and the renowned monthly artisan market The Frome Independent.

Babington House, the private members' club, with its swimming pools, tennis courts, gym, bars and restaurant is only a short drive away; and the Hauser & Wirth Gallery in Bruton and The Newt are also both within easy reach.



The property enjoys a quiet and secluded setting, yet connections in the area are excellent with the A37 and A303 (M3) not far away, providing access to the wider motorway network. Frome, Westbury and Warminster stations all provide regular rail services to London Paddington and London Waterloo. Bristol Airport provides a wide range of national and international flights.

There are a number of well regarded schools in the area to include All Hallows, Sexey's, Downside, Wells Cathedral, Millfield; in addition to an excellent selection in Bath.

School House

School House is a former school house and hall that dates back to 1857, there is a recessed stone plaque with the inscription "For The Benefit of The Poor And In Memory of His father Edmund 8th Earl of Cork, Richard Boyl Rector of Marston Built This School".

Completely refurbished including a new slate roof, underfloor heating, and wiring by the current owners in 2018. The property offers accommodation arranged over two floors, with stunning family entertaining space, and cosy bedrooms. There are a wealth of original period features throughout, to include stunning gothic arched stone mullioned windows, beautiful stained glass windows and Pugin tiles in the entrance hall.

The main living space has the "wow" factor – in part due to the vaulted ceiling and wooden panelling that separates it from the entrance hall, the drawing room features an open fire. From here is the fabulous Sims Hilditch/Neptune kitchen with central island and four oven AGA. There is a double bedroom with en suite shower room, a further double bedroom/play room or office, a shower room and the utility room.

On the first floor there are two double bedrooms, one with a gorgeous hand painted ceiling, a spacious bathroom and a hallway which provides a versatile space to be a dressing area, study area or nursery. On the second floor there is a good attic space, which is fully boarded, with a pull down ladder, lighting and power; this could be converted subject to obtaining the necessary consents.

School Lodge

The lodge provides fabulous guest accommodation that complements the house, but offers the versatility to be a home office, studio or it can be continued as the very successful short term let that it currently is; providing an annual income of approximately £30,000 per annum.

The lodge comprises an open plan kitchen/living/dining room, bijou double bedroom and bathroom on the ground floor, with a double bedroom on the first floor. There is a small garden to the rear, and a parking space to the side.





School Lodge



School Lodge

Gardens, Ground & Outbuildings

The property is approached through large double wrought iron gates, onto a private driveway where there is parking for a number of vehicles.

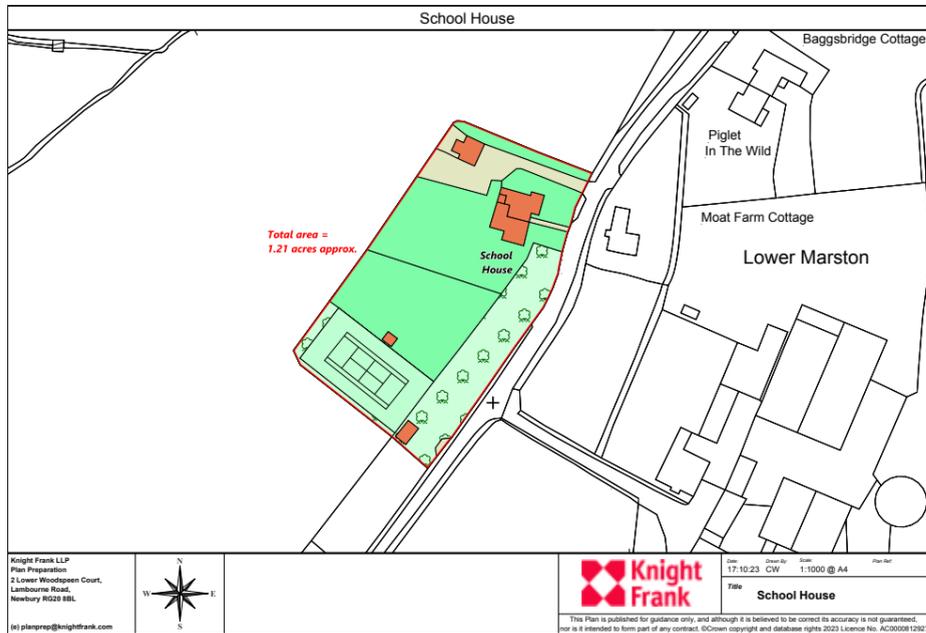
The mature gardens comprise large formal level lawns looking across the unspoilt parkland views, a wild garden, and a small copse which provides a magical space for children to explore.

There are two outbuildings comprising a summerhouse and an old stable; in addition to a tennis court.

Directions (Postcode BA11 5BP)

From Frome head south on Marston Road, and take the 2nd exit at the Sainsburys roundabout. Take the 1st exit at the next roundabout onto the A361, and then turn right signposted Tytherington and Lower Marston. Continue onto Bull's Quarries Road, and then turn right onto Tuckmarsh Lane. You will find School House on your right.

What Three Words: advising.harmlessly.region



School Lodge

Property information

Services: We are advised mains electricity and water are connected. Private drainage (septic tank). LPG fired central heating.

Method of Sale: We are advised that the property is Freehold.

Guide Price: £1,400,000

Local Authority: Mendip District Council – somerset.gov.uk

Council Tax: Band G

Viewing: Strictly by prior appointment with the Knight Frank, LLP

School House

Main House = 206 sq m / 2,222 sq ft

School Lodge = 49 sq m / 533 sq ft

Outbuilding = 5 sq m / 54 sq ft

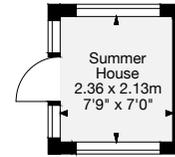
Stables (Approx) = 15 sq m / 160 sq ft

Total Area = 275 sq m / 2,969 sq ft

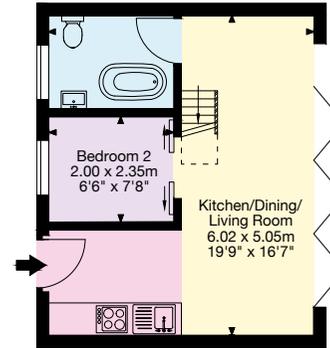
(Incl. Areas of Resitrccted Height)



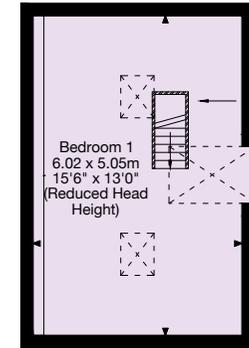
Stables
(Approximate Dimensions)



Outbuilding

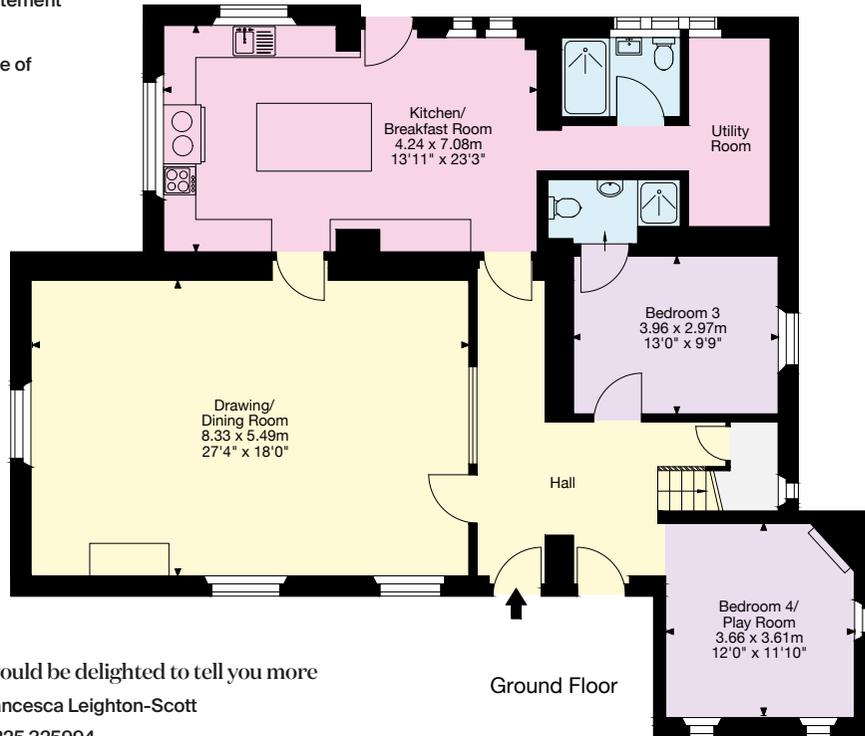


Ground Floor

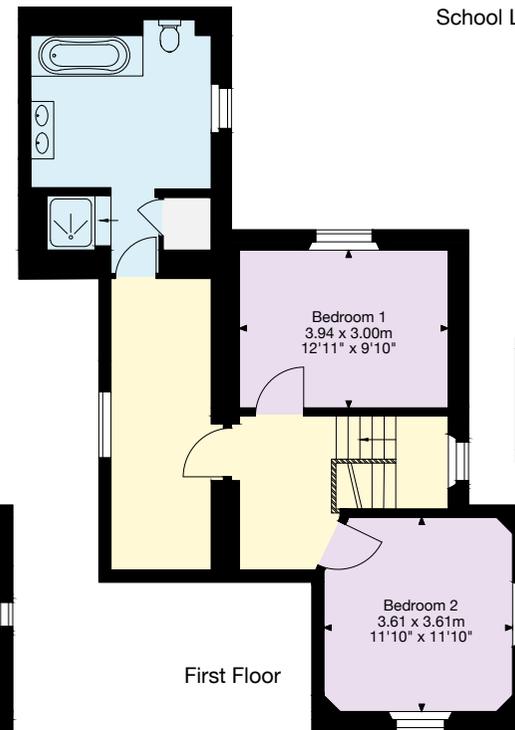


First Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

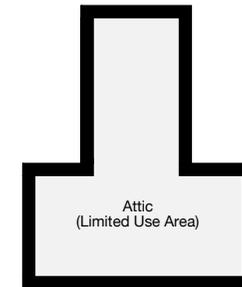


Ground Floor



First Floor

School Lodge



Attic
(Limited Use Area)

Knight Frank Bath
4 Wood Street
Queen Square, Bath
BA1 2JQ
knightfrank.co.uk

I would be delighted to tell you more
Francesca Leighton-Scott
01225 325994
Francesca.Leighton-Scott@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated [November 2023]. Photographs and videos dated [October 2023].

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.