

Keepers Lodge, Kilmington, Wiltshire

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# An utterly charming three bedroom, early Victorian former estate cottage in an incredibly private and enviable rural setting.

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## Accommodation

**Ground floor** Entrance hall | Living room | Snug | Kitchen/dining room | Double bedroom  
Shower room

**First floor** Double bedroom with dressing room | Double bedroom | Bathroom

**Outside** Formal lawns | Entertaining terrace | Outbuilding | Single garage | Parking

In all approximately 0.52 of an acre

## Distances

The Newt 8 miles, Bruton 8.5 miles, Castle Cary 10 miles, Frome 11 miles  
Babington House 15 miles (All distances are approximate).

## Situation

Keepers Lodge occupies a private setting between extensive woodland and unspoilt, open countryside belonging to the Stourhead Estate; on the edge of the small village of Kilmington. The neighbouring village of Stourton which is just under 3 miles has a pub and a farm shop, and the nearby towns of Mere, and Gillingham are able to meet most day-to-day needs including medical, dental and veterinary surgeries.

Frome is also close by which is renowned for its atmospheric streets, quirky independent shops, cafés, galleries, and performing arts, the monthly Independent Market, vibrant community action, and the surprise performances of international stars at the Cheese & Grain. Babington House, the Hauser & Wirth Gallery in Bruton and The Newt are also within easy reach.

For travel links, Gillingham, Castle Cary, Frome and Westbury stations provides high speed rail links to London; and the property is well placed for commuting to Bath, Bristol and the wider motorway network.





There is a primary school in the village and the local area also offers a broad choice of schools from both the state and independent sectors. The Bruton schools, Gillingham, Warminster, All Hallows and Port Regis are all within a 10 mile radius.

## The House

Keepers Lodge was built in 1845 by the Hoare family, owners of the nearby Grade I listed 18th-century Palladian mansion, Stourhead House and its surrounding 2,650 acre estate. It is a characterful cottage with rendered and white painted walls under a Welsh slate roof that is adorned by attractive dormer windows, and it benefits from not being listed.

The property was sold off in 1946 at the same time as Stourhead House and gardens were given to the National Trust by Sir Henry Hoare, 6th Baronet. It has a U-shaped design with one of the property's two principal rooms positioned either side of the central, L-shaped reception hall, with two small wings extending out at the rear, partly enclosing a rear-facing entertaining terrace.

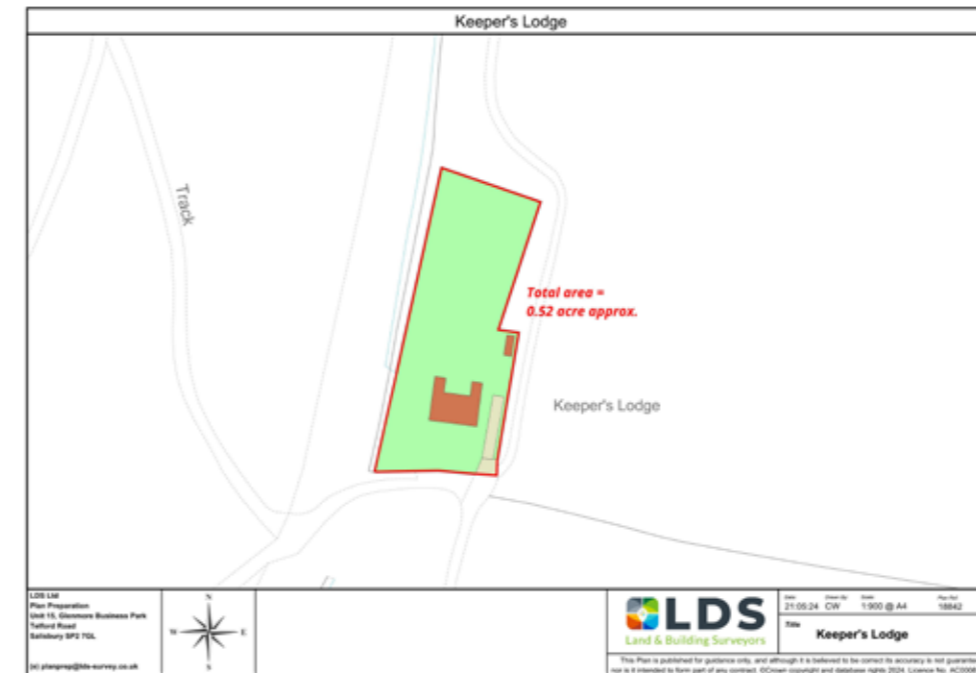
The ground floor windows either side of the porch are surmounted by carved stone drip mouldings and the windows themselves have Gothic-style glazing bars. The cottage has a good-sized living room with an open fireplace and tall windows on three sides incorporating three window seats and at the rear is a cosy snug with a fitted bookcase. Off the other side of the hall is the kitchen/dining room which has ample dining space and is fitted with bespoke timber units under timber/tiled work surfaces, a timber floor and double Belfast sink.

Extending out behind the kitchen is a walk-through shower room leading to a double bedroom overlooking the terrace. The original staircase rises to the landing which is well-lit by natural light and leads to all the first floor accommodation.

The principal bedroom is light and airy with windows on two sides, a window seat and dressing room, the second double bedroom also has windows on two sides incorporating a window seat, a built-in wardrobe and two under-eaves storage cupboards. Also on the first floor is the family bathroom.







## Outside

Keepers Lodge is approached along a country lane leading up to Alfred's Tower and sits well back out of sight of the lane behind a strip of woodland. Access to the cottage is via a no-through farm access road. There is tandem parking for up to three cars along the property's driveway leading to a single garage.

The property's level lawned gardens are bound by mature hedging dotted with mature broadleaf trees on its open side and by park railing on its wooded side. Immediately behind the property is a good-sized entertaining terrace that is sheltered by the two protruding wings of the cottage. A lawn extends out on three sides fringed with richly planted borders filled with flowering shrubs and herbaceous perennials and a small mixed apple orchard with a tall, curved yew hedge at the far end of the lawn with a seating area at its base that looks back towards the cottage.

Behind the yew hedge is a further lawn with a well-screened compost/bonfire site. To one side of the cottage and adjacent to the wood line is a brick-built fuel store.

## Directions (BA12 6RJ)

Travelling on the A303, take the Zeals turn-off and then turn off onto the B3092, signed to Frome. After just under 2 miles turn left onto Stourton Lane, sign posted to Kilmington Common. Continue for 0.75 miles and then turn left onto Tower Road, signed to Alfred's Tower. Travel for a further 0.75 miles and then turn right onto the farm track, which is approximately 0.5 miles long. The property will be found at the end of this track.

## Property information

**What Three Words:** ///pedicure.joys.phantom

**Services:** We are advised that there is mains water and electricity. Private drainage. LPG fired central heating and hob.

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

**Guide Price:** £800,000

**Local Authority:** Wiltshire Council - [wiltshire.gov.uk](http://wiltshire.gov.uk)

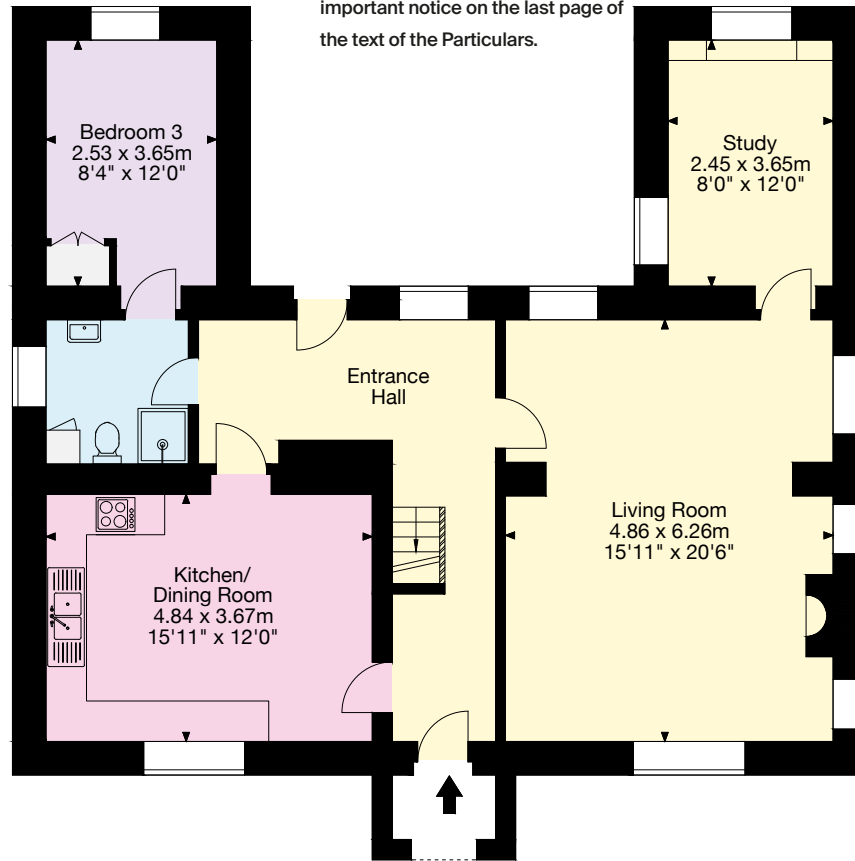
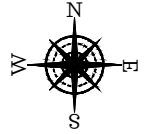
**Council Tax:** Band G

**Viewing:** Strictly by prior appointment with the agent.

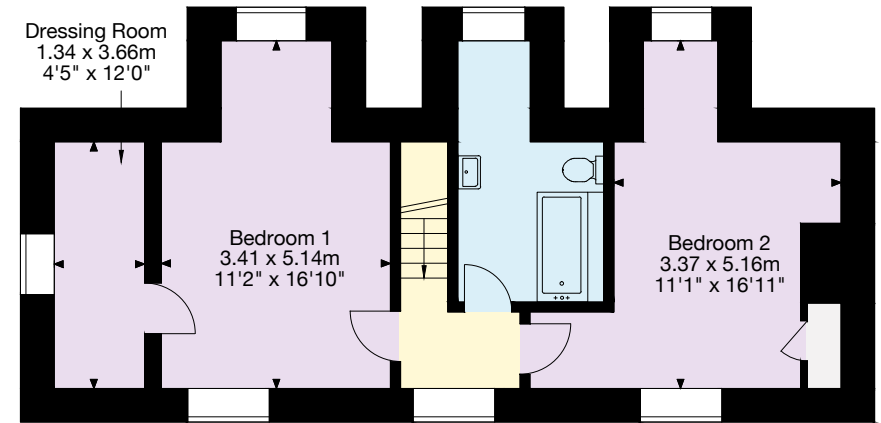


Total Area = 142 sq m / 1,524 sq ft

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

**Knight Frank Bath**  
4 Wood Street  
Queen Square, Bath  
BA1 2JQ  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
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