



TENNIS CORNER FARM, STANDERWICK, FROME, SOMERSET, BA11 2PX

- Frome 4 miles
- Warminster 5 miles
- Bath 12 miles
- Bristol 23 miles
- Westbury Railway Station 4 miles (London Paddington from 83 minutes)
- Bristol 23 miles (all distances are approximate)

Main House: Rear and front porches • Hallway • Two reception rooms • Kitchen/dining room • Old dairy/storeroom • Utility room • Old milk house/utility room • Cloakroom/WC • Main bedroom with en-suite bathroom • Four further bedrooms (two with original fireplaces) • Family bathroom with bath and separate shower • EPC band E

Annexe/Cottage: Living room • Kitchen • Bedroom • Bathroom • Private garden • EPC band D

Enclosed south facing gardens • Five paddocks • Woodland • In all approximately 12.5 acres

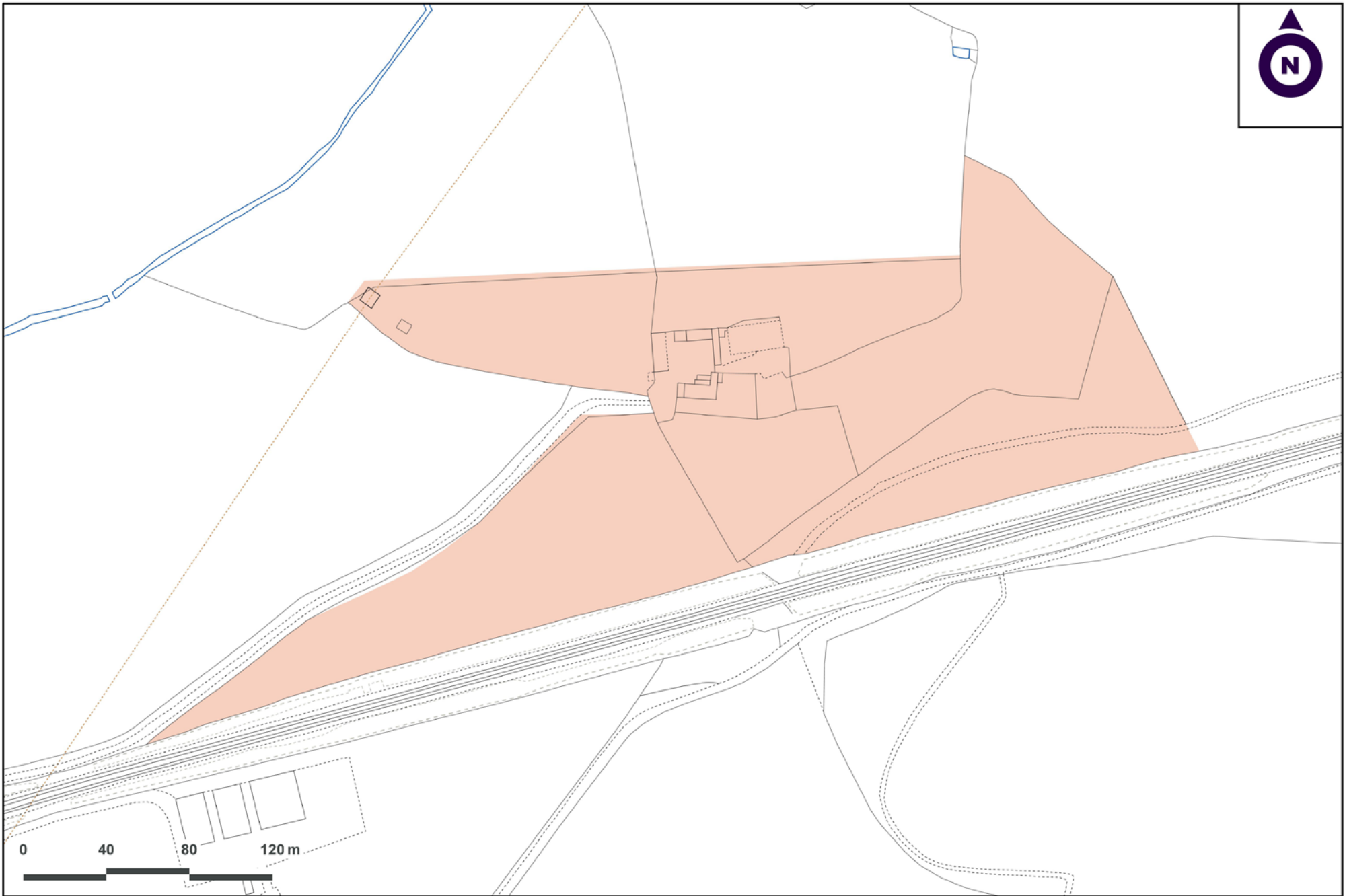
DESCRIPTION

The stone-built farmhouse with mullion windows dates from at least the 17th century and has not been on the market since the 1850s, when it belonged to the local manor. It has been occupied by the same family since 1905.

A long drive leads to a five-barred gate, opening into a farmyard surrounded by the main house and annexe/cottage on one side, with an L-Shaped range of traditional stone-built farm buildings and open-fronted large modern barn completing the square. A gateway leads into a second farmyard and large open-fronted agricultural barn with access to the fields behind the house.

TENNIS CORNER IS A CHARMING GRADE II LISTED FIVE-BEDROOM FARMHOUSE WITH ATTACHED ONE-BEDROOM COTTAGE AND A RANGE OF FARM BUILDINGS WITH DEVELOPMENT POTENTIAL. SURROUNDED BY A LARGE GARDEN, PADDOCKS AND UNSPOILT WOODLAND (IN ALL AROUND 12.5 ACRES), IT ENJOYS LOVELY VIEWS IN A SECLUDED LOCATION AT THE END OF A LONG LANE.







The hallway runs the width of the house, to the garden door and porch. The reception rooms lead off either side of the hall. To the left after the Old Dairy with its flagstones is the parlour, which faces south over the garden. Turning right off the hall, a step down takes one into the dual aspect living room, with flagstone floor and a fireplace containing a woodburning stove. A large mullion window overlooks the garden and lets in plenty of light while a door in the panelling conceals the staircase to the first floor. The modern kitchen/diner opens off the living room. The diner overlooks the garden, and the kitchen provides fitted wall and base units with pull-out storage and a granite worktop.

On the first floor five good sized bedrooms are accessed off a spacious double landing. The main bedroom has an en-suite bathroom and there is also a family bathroom. Attached on the west side of the house is a one-bedroom annexe/cottage with accommodation across two floors and its own garden area and parking. The level south-facing gardens of the main house sweep around two sides and lead out onto the paddocks which surround the property, with lovely rural views in all directions.

This is a very private property, with huge potential to develop a smallholding/agricultural business or convert farm buildings to residential or other business use, subject to the necessary planning consents.



SITUATION

Tennis Corner Farm sits in a wonderful rural position in the hamlet of Standerwick off the A36 south of Bath, which is twenty-five minutes away. Local pubs and the award-winning Whiterow Farm Shop offer first-class produce as well as restaurants and children's play areas, with Mole Valley Farmers and the Standerwick Centre minutes away. The nearby village of Beckington has a GP surgery and pharmacy, cafe, sports clubs, local events, village school and Springmead private day nursery and prep school. The historic market town of Frome is a short drive away and offers a good choice of shopping outlets, a leisure centre, cafés, pubs, schools, theatre, cinema and events venues. Private schools are located in Warminster, Cranmore, Beckington, Wells, Bruton, Bath, Glastonbury and Street.

Fast trains leave Westbury for London Paddington and Warminster for London Waterloo. With the A36 only a few minutes from the farm, road links are excellent. Salisbury, Bath and Bristol are within commuting distance and the A303, M3, M4 & M5 are all easily accessible. Golf, riding, fishing, tennis, shooting and beautiful open countryside are all on the doorstep and Babington House (country house hotel and private members' club) is at nearby Mells.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water (metered) and electricity. Septic tank and private drainage. Oil-fired central heating.

Planning: The property is Grade II listed.

Local Authority: Wiltshire Council

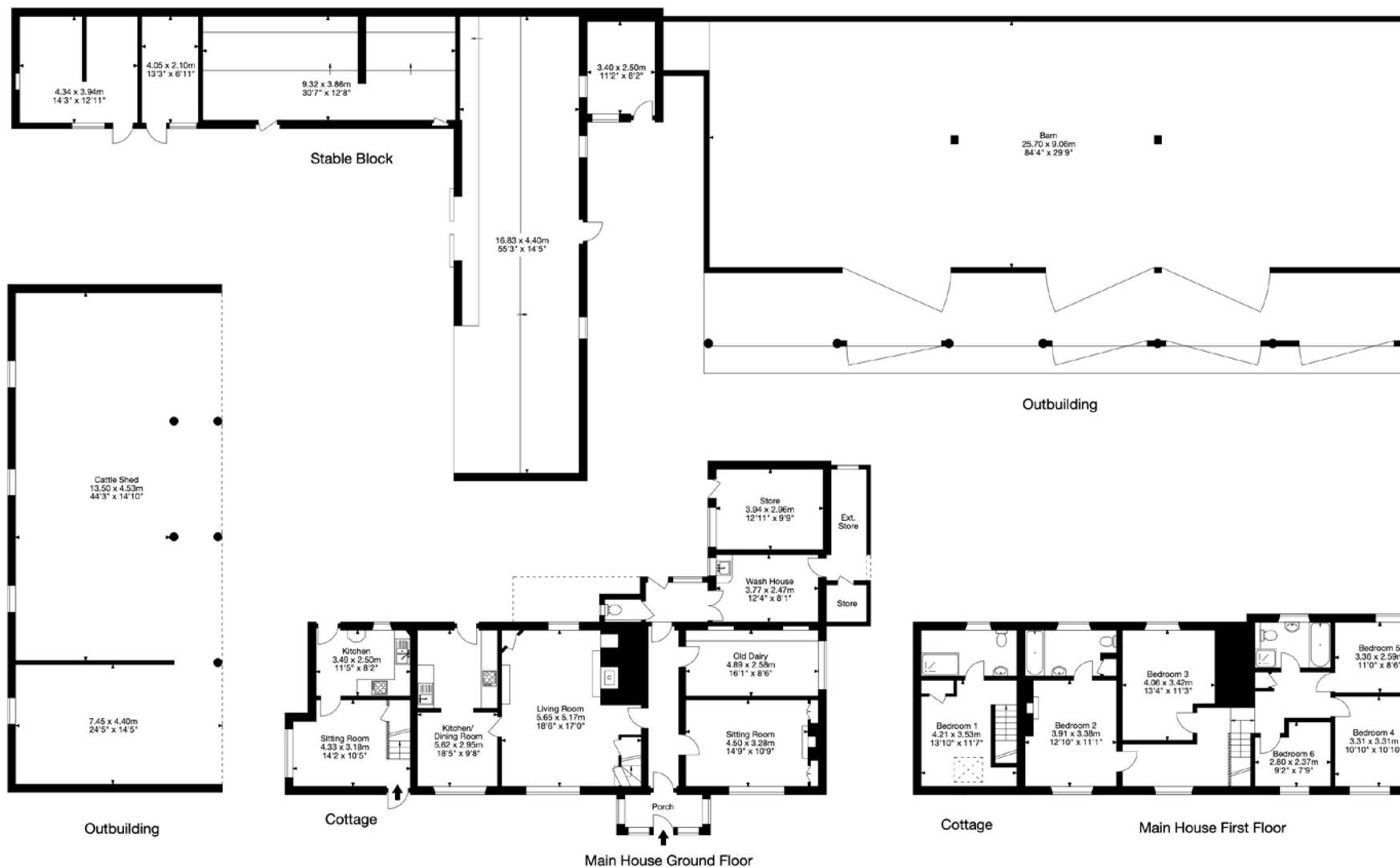
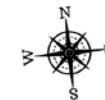
Council Tax: Main house - Band F / Cottage/Annexe - Band A

Viewing: Strictly by appointment with Carter Jonas.

General Remarks: There is a permissive path across one field accessed off the unadopted lane going left before the main gate. A mobile phone mast is attached to a pylon in the bottom corner of the field which pays an annual lease to the property of £3,000.



Tennis Corner Farm, Standerwick, Frome BA11 2PX
 Gross Internal Area (Approx.)
 Main House = 207 sq m / 2,228 sq ft
 Cottage = 42 sq m / 452 sq ft
 Outbuildings = 519 sq m / 5,586 sq ft
 Total Area = 768 sq m / 8,266 sq ft



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