

# EDITOR'S CHOICE

WATERCRESS COTTAGE, FARLEIGH, HUNGERFORD

£795,000



## A QUINTESSENTIAL THATCHED COTTAGE

Set in the lee of Farleigh Castle, with garden, grounds, pond and private island. In total c.1.8 acres.

Originally dating from 1500 or earlier, with a later extension built in the 1970s, Watercress Cottage is set in a beautiful setting, with the River Frome to the front and the romantic ruin of Farleigh Castle to the other. As the name implies the cottage was once a productive watercress farm, and the stream fed pond lies to the front of the cottage and is a lovely water feature and wildlife haven. The cottage also has its own island, accessed via a private foot bridge over the clear running brook, the island banks onto the river with mature trees creating a tranquil and private spot. The island area has until recently enjoyed a

productive vegetable plot, and there is a further 'untamed' area for further cultivation or recreational space. The fruit trees are pollinated by the semi-wild bees that occupy the bee hive.

The house itself has a flagstone courtyard to one side, bounded by a natural stone wall and a view up to the edge of the castle. Inside, there is a spacious kitchen, with polished stone floor and a range of Shaker style kitchen units. The cosy sitting room is to the rear, and retains an inglenook fireplace and beamed ceiling. On the first floor there are three bedrooms and a recently fitted bathroom. If you are looking for something really special, private



and enjoyable – all within commuting distance of Bath, then come and have a look at Watercress Cottage – you will not be disappointed.

**Watercress Cottage is for sale via our Frome Office. Please give us a call us to arrange an appointment to view.**



### FROME OFFICE

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# EDITOR'S CHOICE

BOREHAM ROAD, WARMINSTER

£695,000



## A BEAUTIFUL TOWNHOUSE WITH A LOVELY GARDEN

Situated on Boreham Road, and within a short walk of the town centre. This exceptional semi-detached period home is lovely both inside and out.

To the front of the property there is a granite set driveway providing lots of off street parking and which then leads to the garage. The front garden is screened for privacy with mature Beech hedging and stone walls. The rear garden is an absolutely lovely and peaceful haven, with an extensive lawn, flagstone terrace and mature Copper Beech. There is a stone built summer house – ideal as a home office or studio as well as a profusion of mature trees and shrubs, a greenhouse and productive vegetable patch.

The interior of the property retains much of its original charm and character and is beautifully presented from top to bottom. There are in total five bedrooms, with the master bedroom having its own en-suite facility. The ground floor accommodation features a very spacious kitchen with 'shaker' style units and a Belfast sink. The drawing room provides an elegant space from which to entertain.

**All in all a lovely town property that provides an elegant home with the convenience of the town centre to hand. The property is available through our Warminster Office. Please call them to arrange an appointment to view.**



### WARMINSTER OFFICE

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# EDITOR'S CHOICE

## SOME HOMES COMING UNDER OUR HAMMER...



**If you have ever seen the daytime property programmes about buying at auction, then we just might have some properties to tempt you up from the sofa and into the auction room.**

In our next auction on the **28th of September** we have three houses for sale, two in Street, one in Frome, but all in need of modernisation/renovation/ resuscitation.

The Frome property is called 'The Trees' and whilst it may not be the most appealing house ever built, it is within three minutes' walk of the town centre, is on a very large (0.25 of an acre) plot, is set well back from the road and has enough parking and garden to suit anyone. To one side and set deep into a cutting below the level of the house is the mineral railway line. What is that exactly? It is the line used to haul stone and gravel from the Mendip quarries across to the South East. I have been to the house when the train goes by and it makes quite a nice slow trundling sound and seems to be pretty infrequent so don't let it put you off. The house would suit a modern makeover or indeed you might want to 'push it over' and start again to create (to quote another TV programme) your own 'grand design'. Currently two receptions, three bedrooms, a kitchen and bathroom. The guide is **£325,000 - £350,000**.

The two properties in Street adjoin each other with the right hand one (No.42 High Street) being a chunky three storey semi-detached with a large (c. 0.14 acre) garden to the rear. On the ground floor there is a sitting room, study,

cloakroom and an open plan kitchen/dining room. Upstairs there are five bedrooms and a bathroom. This property has a guide of **£250,000 - £300,000**.

Next door is No.44, this property is a bit more modest and has most recently been used as a store with flat over. Therefore you will need to obtain planning consent to return the ground floor to residential use. This property also has a 0.14 acre garden plot to the rear. Currently on the ground floor there are two store rooms, a utility room and cloakroom, with a kitchen, sitting room and two bedrooms on the first floor. So, lots of potential with both of these to either live in or re-develop. The guide for No.44 is **£200,000 - £250,000**.

Contact our Auction Department for more information, all you need to do is come along and wave your hand in the air like they do on television! (Just make sure you have the money to back it up!)

**The auction will be held on Thursday 28th September at Wells Golf Club, starting at 7pm. If you would like to view these properties, please let me know**



## LAND AND PROPERTY AUCTIONS

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# EDITOR'S CHOICE

GLENCOT, EAST LYDFORD

£895,000



**Glencot is an exceptionally versatile residence, complete with self-contained accommodation and a further detached purpose built two bedroom annexe, an arrangement that is perfect for multi-generational living. The property is set in just over an acre of well-tended gardens and fruit orchards with a sweeping, gravelled driveway.**

The house has had a complete over haul in recent years but retains much of its original charm and features. It offers a contemporary kitchen/breakfast featuring a stunning vaulted beam ceiling, polished tiled flooring and a fully integrated suite. The adjoining family room comes complete with a multi fuel wood burner and exposed wooden floors. The remaining ground floor accommodation includes a handy reading area, a further sitting room complete with a multi fuel stove and the self-contained one bedroom annexe which has its own kitchenette and shower room.

There are three bedrooms, two en-suites and a separate, well-appointed family bathroom on the first floor. A stunning open concept master suite is the stand out room, the en-suite comprises free standing bath and vast wet room style shower area. There are stunning southerly views, access to a Juliet balcony

and plenty of built in storage. A top floor studio area offers further versatility and the chance to generate further income. This peaceful and very secluded space has independent access (via separate staircase).

Located well away from the main house in a secluded position surrounded by a fruit orchards is the bespoke two bedroom annexe. Providing vast amounts of natural light. Comprising large kitchen living area complete with bi-folding doors providing access to the gardens on two sides. There are two good size double bedrooms, with a tranquil studio/reading space located just off the master bedroom.

**To view Glencot or to feature your property on this page, please contact the Glastonbury team or your local Cooper and Tanner office.**



## GLASTONBURY OFFICE

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# EDITOR'S CHOICE

## MONMOUTH HOUSE, FROME

## £1,125,000



**Set in the very heart of Frome town, centre Monmouth House is a commanding and unique property, combined with extensive grounds and two fully let commercial units.**

Let's start by looking at the outside. A set of stone pillars lead you into the property from Cork Street, the entrance is shared with just the adjoining Coach House and Number 3, Cork Street. Monmouth House then has a private driveway and parking area, with a raised decked space to one side – ideal for entertaining. The most surprising element to the property is the garden, hidden away up a short flight of steps. This secret garden is both extensive and private and has a wide range of mature trees and shrubs. Beyond this part of the garden is the 'Bastion' garden. Left neglected for many years, this hidden part of Frome has been restored by the current owners with a raised amphitheatre style lawn, an ornamental pond and yew hedging. All in all, extensive grounds for a town centre property, you will need to come and see the property to understand the space and tranquillity of the garden.

Turning then to the accommodation, the property retains a number of typical Georgian features including high ceilings, picture rails, shuttered sash windows and fireplaces. There are some beautiful decorative plaster panels to the impressive entrance hall, from which doors lead into the living room and the dining room which in turn opens onto the kitchen. Both reception rooms feature large sash windows that flood the two rooms with light. The kitchen is complete with an extensive range of fitted wall and base units and

a breakfast island which provides further storage and granite worktops. On the first floor there is another reception room with a wood-burning stove, two double bedrooms (one of which has an en-suite bathroom), and a separate shower room. On the second floor there are three double bedrooms and a further bathroom.

Finally and unusually, this is a home with an income. The property comes with the freehold of two thriving shop units on Cork Street, both are fully let and produce an income of around £17,000 p.a. One is a high quality florist, the other a low key bar – which closes at 9pm. All in all an interesting property set in the heart of one of the West Country's most popular towns.

### **Monmouth House – At a glance:**

- Beautiful town house
- Extensive gardens and ground
- Ample parking
- Three floors of accommodation
- Two fully let shop units
- Centre of town location
- No onward chain

**To view Monmouth House, please contact Adam Scott in our Frome branch, he will be delighted to help.**



## FROME OFFICE

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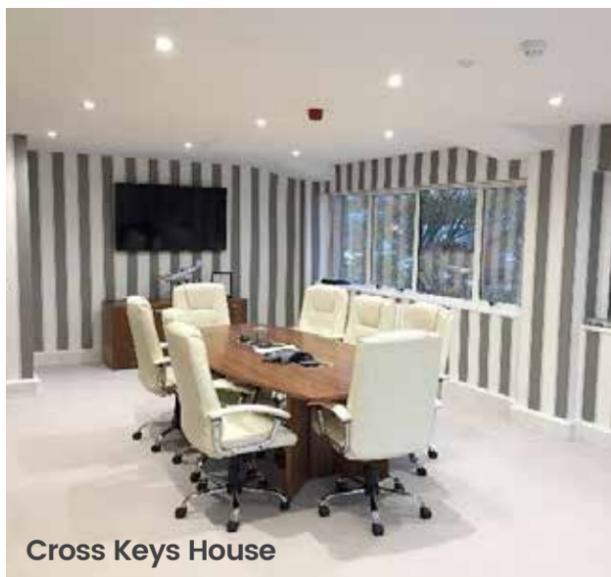
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# EDITOR'S CHOICE

WE ARE NOT JUST ABOUT HOUSES...



Oakfield Business Centre



Cross Keys House



Cross Keys House

For a change, in this edition we have two commercial properties as 'Editors Choice':- One is a freehold commercial property and the other a leasehold property currently available both offering excellent facilities on two prominent Trading Estates in the locality.

**Cross Keys House, Westfield Trading Estate, Radstock** comprises a substantial and prominent industrial unit. Currently occupied as offices and warehouse and distribution use but would be readily adaptable to numerous warehouse, office, industrial type uses, subject to any consents.

The accommodation is currently arranged over two floors, providing extensive ground floor offices, warehouse and storage accommodation. The first floor provides an executive board room together with further office accommodation and warehouse space. In total providing approximately 12,649ft<sup>2</sup> GIA and 11,291ft<sup>2</sup> NIA.

The freehold is available at a guide price of £725,000.

**Units 8 & 9 Oakfield Business Centre, Westbury** have recently been repurposed to provide modern office and storage accommodation arranged over two floors. Total NIA approximately 1970ft<sup>2</sup> with designated parking. The works have been completed to an excellent standard to include suspended ceilings with Cat 2 lighting, Cat 5 data cabling, fully integrated fire and intruder alarms. DDA compliant W/C. Ideally suited to an existing business looking for 'ready to go' office accommodation.

Available on new lease terms at a guide rent of £16,750pa excl. Terms to be negotiated.

**To view either property or for information about our extensive range of Commercial Property, please contact the Commercial Agency Department.**

#### AT A GLANCE: Cross Keys House

- Freehold vacant industrial unit
- Warehouse and office accommodation
- Arranged over two floors
- Circa 11,291ft<sup>2</sup> NIA

#### AT A GLANCE: Units 8 & 9, Oakfield Business Centre

- Double industrial unit repurposed to office use
- Office and storage space
- Available on new lease terms
- Circa 1970ft<sup>2</sup> NIA



## COMMERCIAL AGENCY

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