

WESTERLEY HOUSE
Tellisford

Carter Jonas

WESTERLEY HOUSE, TELLISFORD, BATH, SOMERSET, BA2 7RL

Entrance hall • Sitting room • Dining room • Conservatory • Kitchen/Breakfast room • Study • Utility • Store • Two cloakrooms • Four bedrooms • Second study/fifth bedroom • Shower room • Family bathroom Driveway parking • Double garage • Gardens to front and side

AN EXCELLENT DETACHED HOUSE WITH SPACIOUS ACCOMMODATION AND EXCEPTIONAL GARDENS SITUATED IN THE HIGHLY SOUGHT AFTER HAMLET OF TELLISFORD BETWEEN BATH AND THE THRIVING TOWN OF FROME. IT UNIQUELY HAS A TENNIS COURT TO THE SIDE THAT COULD PROVIDE SPACE TO BUILD ANCILLARY ACCOMMODATION (STP).

DESCRIPTION

Westerley House is a lovely family home situated in the pretty hamlet of Tellisford, perfectly positioned between Bath and Frome, on a quiet no through road, leading by foot to a medieval Packhorse Footbridge. The house sits within its own grounds and enjoying fabulous views over the river Frome valley.

The house has flexible accommodation with spacious sitting room, dining room and kitchen/breakfast room as well as two studies allowing two office spaces or alternatively one could be used as a fifth bedroom. The sitting room is of an excellent size and has a stone fireplace with wood burning stove. There are four bedrooms, three of which are double, with a shower room as well as a family bathroom. The house was built in the 1970's but retains a period look. A rather lovely sunroom/wood frame conservatory sits to the rear of the house and takes in the gardens, south-facing views and wildlife around it.

The property benefits from glorious sweeping gardens and lawns surrounding as well as mature trees and stunning planted flowering borders. The garden is a haven for wildlife and is home to many species of birds. The garden also has a kitchen garden vegetable plot and several apple and pear trees. The house has a walled front garden with a driveway entrance, enough space for several cars. A double garage overlooks the driveway to one side and has power and lighting. A tennis court sits to the side of the property that could be refurbished and restored to its former glory, or one could build ancillary accommodation/annexe to the main house, perfect for an elderly relative or as extra accommodation/office space (subject to planning).





SITUATION

The property occupies a semi-rural position in Tellisford, a little gem of a hamlet within easy reach of the UNESCO World Heritage City of Bath and the vibrant market town of Frome. Nearby, Rode Village offers a Methodist primary school, post office and shop, while in Beckington amenities include Pre and Church School, Springmead Preparatory School and Nursery, a village hall, cricket and football clubs and the popular Més Amis deli and café. A Marks & Spencer food store and local garage is conveniently located on the main road, while White Row Farm provides an impressive selection of local produce and a well-loved café. Regular bus services run into Bath (approximately twelve miles away) from Rode and the area offers a broad choice of secondary education, including independent schools such as Monkton Combe, Prior Park College and King Edwards, as well as state options including Ralph Allen, Beechen Cliff and Hayesfield. Rail connections are available from Bradford-on-Avon (approximately five miles away), Westbury (approximately eight miles away), with links to Bath Spa and London Paddington (76 minutes direct from Bath Spa)..

Tenure: Freehold
Services: Mains water and electricity. Private drainage. Oil fired central heating.
Local Authority: Somerset County Council.
Council Tax: Band G
EPC: Band E
Viewing: Strictly by appointment with Carter Jonas.



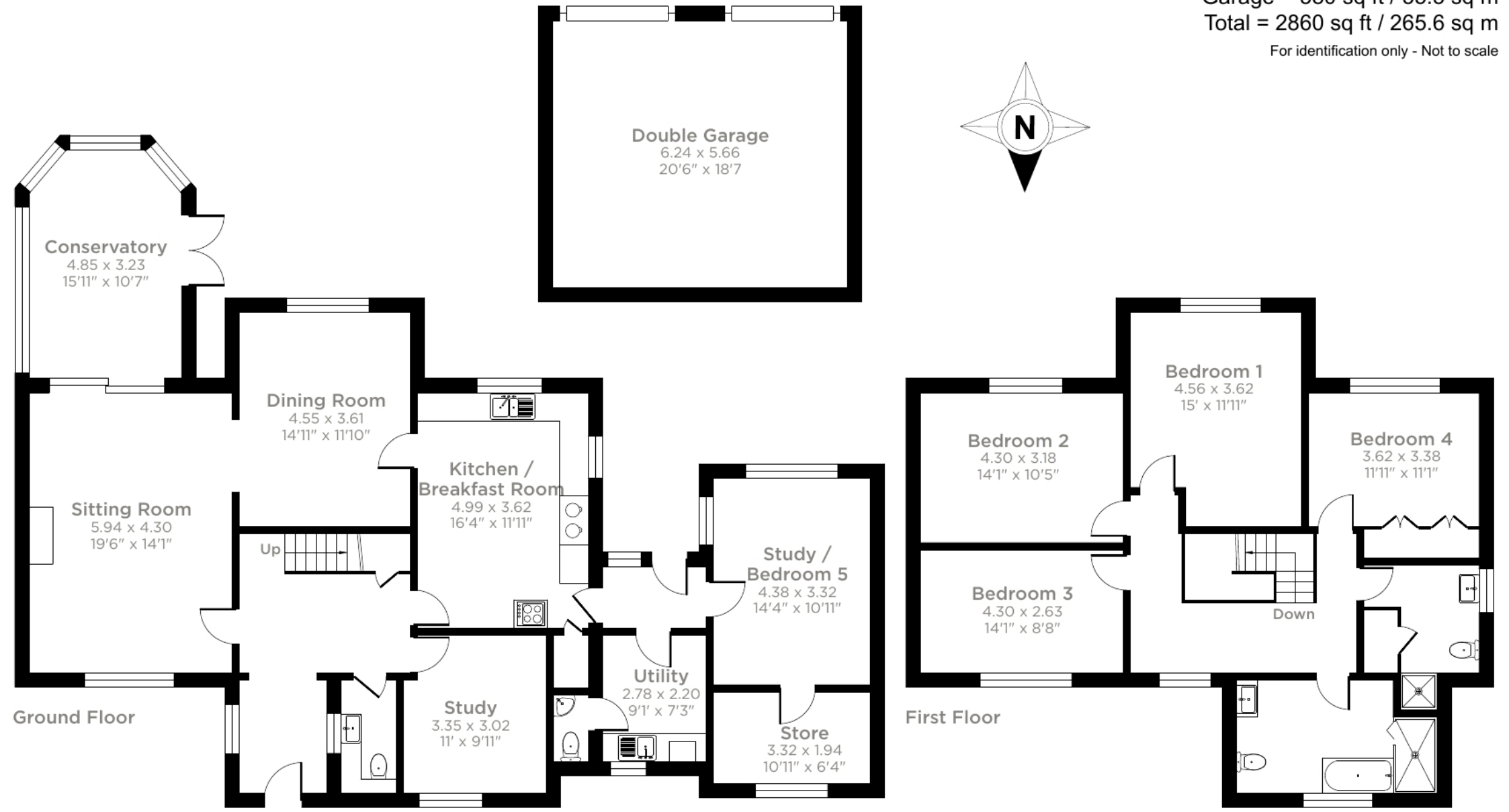






Westerley House, Tellisford, Bath, BA2

Approximate Area = 2480 sq ft / 230.3 sq m
Garage = 380 sq ft / 35.3 sq m
Total = 2860 sq ft / 265.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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