



Whatley Combe House , Frome, BA11 3JU
£2,500,000





Whatley Combe House: A Refined Country Residence
Whatley, Somerset | Approx. 1.08 Acres

Whatley Combe House is an exquisite six-bedroom family home, arranged over three floors, offering spacious and versatile living accommodation. Presented to an exceptionally high standard, the property blends beautiful period character with modern refinement. Set within approximately 1.08 acres, this home offers a rare opportunity to own a piece of local history. Believed to date back to 1812, the property was originally constructed as the dower house for the neighbouring Georgian estate.

The Interior

The ground floor offers a thoughtful layout, balancing formal spaces with relaxed, modern living:

- **Drawing Room:** Located to the left of the entrance hall, this impressive dual-aspect room features an open fireplace at each end, creating a grand yet inviting atmosphere.
- **Kitchen/Breakfast Room:** To the right lies the heart of the home. This expansive space features high-spec integrated appliances and an enormous marble-topped centre island. It flows seamlessly through to the formal dining room.
- **Garden Room:** A stunning modern addition, this dual-aspect room features floor-to-ceiling glass and a skylight flooding the space with light and providing a contemporary touch to the period architecture.
- **Additional Ground Floor:** A spacious utility/laundry room, a study, and a convenient cloakroom complete the ground floor.

The Bedrooms

The upper floors offer peaceful, private accommodation:

- **First Floor:** Features the primary suite, which includes a walk-in dressing room with fitted wardrobes. There are two further large bedrooms on this level, alongside a luxurious family bathroom with underfloor heating.
- **Second Floor:** Houses three additional double bedrooms and a stylish bathroom, also complete with underfloor heating.

Grounds and Setting

The property is approached via a private entrance through stone pillars and electric iron gates, leading to a sweeping gravel driveway with ample parking. The landscaped formal gardens are primarily laid to lawn and framed by mature trees, shrubs, and a wide variety of flowers. To the side of the house, a charming walled garden features a magnificent magnolia tree, providing a secluded spot to relax.

Location

Whatley is a picturesque, rural hamlet situated just south of Bath. The nearby market town of Frome provides a vibrant community with independent shops, restaurants, cafes, and the renowned monthly artisan market, The Frome Independent. For leisure, the exclusive Babington House (Hotel and Private Members Club) is a short drive away.

Bath is within easy reach, offering first-class cultural attractions, shopping, and dining.

Connectivity:

- **Rail:** Direct services to London Waterloo and London Paddington are available from Frome, Westbury, Warminster, and Castle Cary.
- **Road:** Excellent access to the M3 (via the A303), the A36, M4, and M5 networks.
- **Education:** There are a number of highly regarded schools in the area.

Approximate Distances:

- Frome: 1 mile
- Babington House: 4.5 miles
- Bruton: 10.5 miles
- Bradford on Avon: 12.5 miles
- Central Bath: 15 miles
- Central Bristol: 23.5 miles

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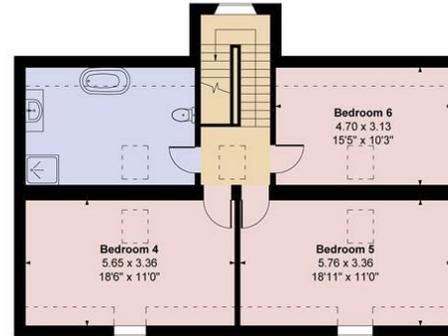




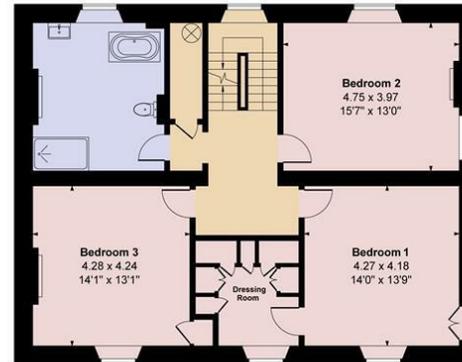
Floor Plans

Whatley Combe House, Whatley, Frome, BA11 3JU

Approximate Gross Internal Area
Total = 461 sq m (4964 sq ft)
Main House = 412 sq m (4432 sq ft)
Outbuilding = 49 sq m (532)sq ft

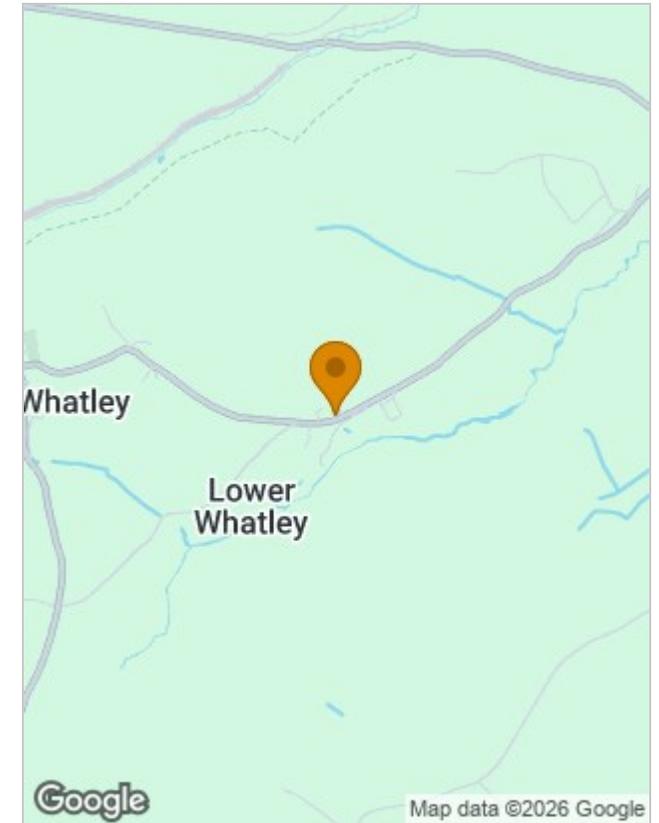


Second Floor



First Floor

Location Map



© Meyer Energy 2026. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

Viewing

Please contact our Rivendell Estates Office on 01373 489 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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