

Endways House,

19 Frome Road, Rode, BA11 6PP



£400,000 Freehold

Originally a Weaver's cottage, this stunning Grade II listed Georgian cottage dates to 1771 and is situated within the oldest part of the sought-after village of Rode. This light and spacious three-bedroom family home benefits from four reception rooms, driveway parking and a double garage.

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DESCRIPTION

Originally a Weaver's cottage, this stunning Grade II listed Georgian cottage dates to 1771 and is situated within the oldest part of the sought-after village of Rode. With three bedrooms, four reception rooms and driveway parking with a double garage - this is a family home not to be missed out on.

You enter the property via a door to the side which opens into the porch which has stone flooring, a built-in cupboard and doors to the downstairs cloakroom and kitchen/diner. The downstairs shower room comprises a wash hand basin, automatic sensor recessed lighting, exposed beams, W.C., a fitted cupboard and shower.

Making your way through to the kitchen/diner, there is ample space for a family size dining table and chairs with dual aspect windows allowing in plenty of light. The kitchen comprises a range of modern base, drawer and wall mounted cabinets with downlighting, fitted Smeg cooker with six ring gas hob and extractor over, stainless steel sink inset into a concrete counter-top, built-in dishwasher, underfloor heating and a door leads into the living room. The living room has been opened to create a fantastic open-plan space and features an impressive, exposed brick wall with an inset beautiful large fireplace housing an effective wood-burning stove. A door leads through to the playroom and stairs rise to the first floor.

At the rear of the property, the playroom enjoys garden views with a large window and fantastic feature window seat. The room is finished with wooden flooring, a farm-house door that opens to the garden and a door leads through to the study. The study is an excellent space for those working from home and benefits from fitted shelves, exposed wooden ceiling beams with a large window looking out to the garden.

Making your way upstairs, you reach a landing with doors to both bedrooms and stairs rise to the loft room. The master bedroom is a good size double room with dual aspect windows, fitted wardrobes and ample space for all furnishings. A door leads on through to the family bathroom which is a beautiful feature of the house with a sloping roof finished with exposed wooden beams featuring down-lighting, a freestanding tub bath and shower over with all piping inset into the wall, wash hand basin and W.C. There is a handy storage cupboard, recessed ceiling lighting and wooden flooring. Bedroom two is a light and airy dual-aspect room with space for furnishings.

Following on up to the second floor, you reach the loft room which is a fantastic additional space with dual aspect windows, fitted wardrobes and ample space for furnishings.

OUTSIDE

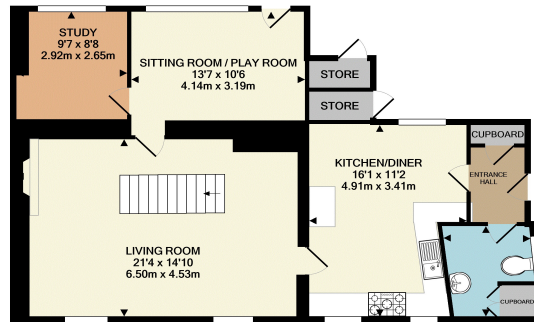
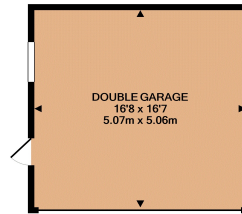
The garden is a real sun trap and offers easy maintenance with a small lawn, good size patio seating area and a decked seating area surrounded by pretty planting consisting of mature roses and stunning garden lighting. Two handy storerooms adjoin the house providing a fantastic log-storage area and a side door provides additional access into the double garage which has light, electricity and plenty of eave's storage above. There is driveway parking with electronic gates.

LOCATION

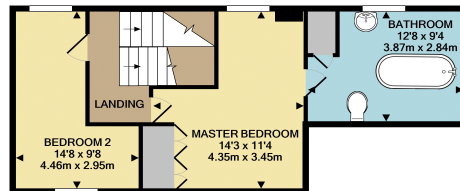
Rode is one of the area's most popular and sought-after villages, with a green at its centre. It is within commuting distance of both Bath and Bristol and offers easy access to the adjoining towns of Frome, Bradford on Avon and Trowbridge, while Westbury has a regular fast connection to London Paddington. Village amenities include pubs, a very popular primary school, post office/general store with fantastic café, village hall and playing fields. Private schools are to be found in Bath and Warminster.



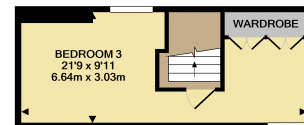




GROUND FLOOR
APPROX. FLOOR
AREA 1104 SQ.FT.
(102.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 448 SQ.FT.
(41.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 206 SQ.FT.
(19.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1758 SQ.FT. (163.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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