

16 Kerry Croft,

Witham Friary BA11 5HQ



Guide Price £250,000 Freehold

This attractive stone-built cottage presents a rare opportunity to acquire a characterful home with enormous potential. Light-filled and well-proportioned, it is ideally suited to those wishing to create a home tailored to their own style, all within a peaceful village setting with far-reaching countryside views and a large garden. Offered to the market chain free.

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Guide Price £250,000 Freehold

DESCRIPTION

This attractive stone-built cottage offers a rare opportunity to acquire a well-proportioned home with enormous potential. Ideally suited to those looking to put their own stamp on a property, the cottage enjoys a peaceful setting, beautiful open views, and an exceptional front garden.

The accommodation is arranged over two floors and is both light and well-laid out. On the ground floor, a welcoming sitting room to the front enjoys plenty of natural light and overlooks the expansive front garden. A separate dining room sits centrally within the house, leading through to the kitchen at the rear. Beyond the kitchen is a ground floor bathroom, while access to the rear courtyard is also available from this level.

Upstairs, the first floor comprises three bedrooms, two comfortable doubles and a third single room, all of which benefit from views across the surrounding countryside and village rooftops. The rooms offer excellent scope for reconfiguration or simple updating to suit modern living.

OUTSIDE

One of the standout features of the property is its generous lawned front garden, providing a wonderful sense of privacy and space, and offering potential for landscaping, vegetable beds, or simply a peaceful outdoor retreat. To the rear is a private South-West

facing courtyard-style patio garden, ideal for outdoor dining, container planting, or additional storage. Behind the cottage lies a shared access lane serving the terrace, and beyond this is a single garage and allocated off-street parking, a rare and valuable asset in the village. Witham Friary is a sought-after and picturesque village surrounded by beautiful Somerset countryside, with a strong sense of community and a popular local pub, The Seymour Arms. Offered with no onward chain.

ADDITIONAL INFORMATION

Electric central heating. Mains drainage. Private Water Supply.

LOCATION

The village of Witham Friary is located close to the Stourhead Estate between Frome and Bruton. The village has a thriving community with a number of village groups, a popular public house and a church. The neighbouring village of Upton Noble has a lovely village primary school and pre-school. Frome and Bruton both provide an excellent range of facilities including schools, both private and state, shopping, leisure and recreational. Both towns are renowned for their artisan cultures and offer a superb variety of events throughout the year.

The area benefits from good road and rail connections with both the A303 and Frome Station being nearby.





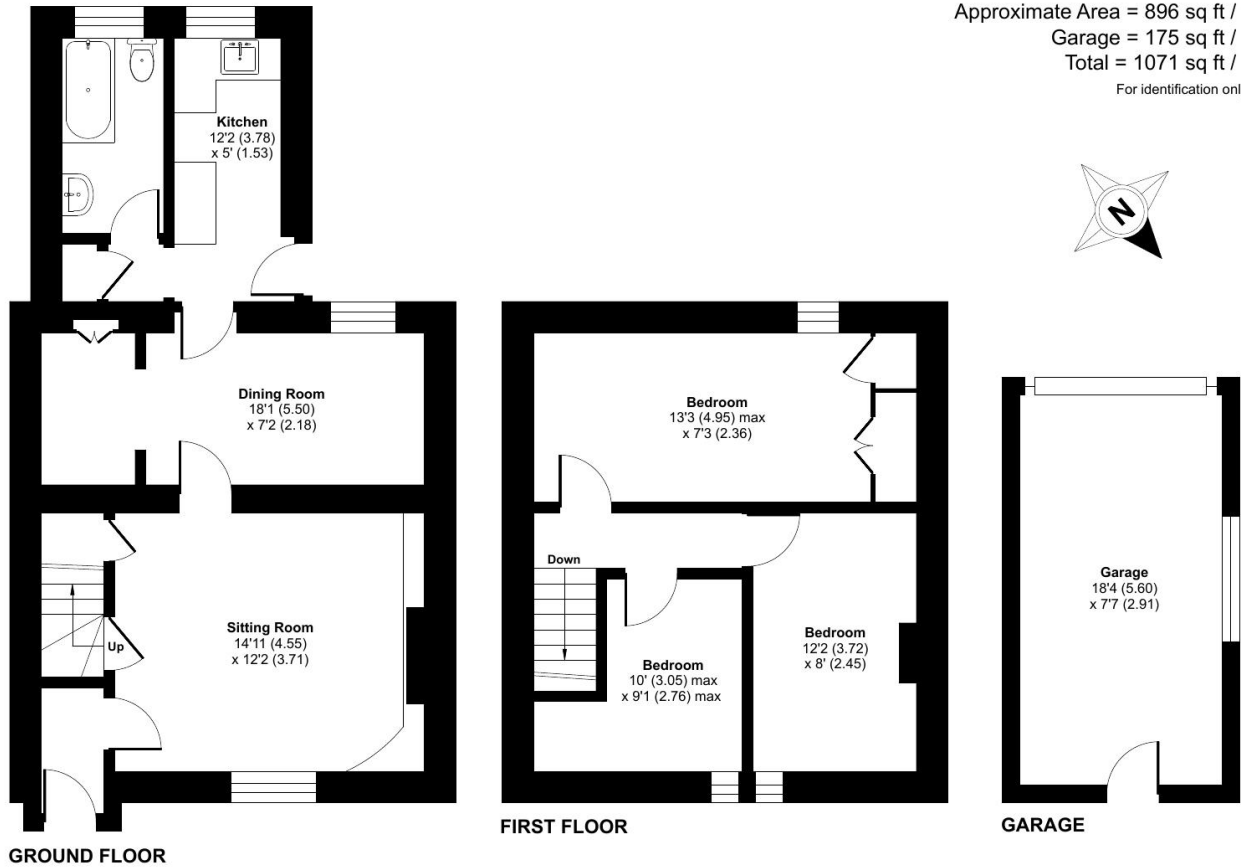
Kerry Croft, Witham Friary, Frome, BA11

Approximate Area = 896 sq ft / 83.2 sq m

Garage = 175 sq ft / 16.2 sq m

Total = 1071 sq ft / 99.4 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). © nchecon 2025. Produced for Cooper and Tanner. REF: 1347906



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

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