

Hill Cottage, Coleford, BA3 5NT



OIEO £410,000 Freehold

Bordering open fields within this popular village, Hill Cottage is a beautifully presented two-bedroom period home with gardens, parking and the most amazing views.

Hill Cottage, Coleford, BA3 5NT

 2  1  1 EPC C

OIEO £410,000 Freehold

DESCRIPTION

An attractive detached period cottage in a delightful spot bordering open countryside.

Entering the home, you are welcomed into the double aspect kitchen, which has an uninterrupted view of the nearby countryside. This space offers modern convenience with character features such as flagstone flooring and wooden beams throughout. The downstairs accommodation also includes an open plan, spacious and light, lounge/dining room with double doors opening onto the private gardens and wood burning stove taking centre stage.

The staircase from the lounge leads to the first-floor accommodation which takes you into the two bedrooms and tasteful three-piece bathroom inclusive of a roll-top bath and walk-in shower.

Bedroom one is a spacious double with windows overlooking the garden and beautiful surrounding countryside. There is plenty of space for freestanding storage furniture and plenty of natural light flooding from the dual-aspect windows. Bedroom two is also a great size double room still with plenty of space for freestanding furniture and the benefit of being naturally light from the dual-aspect windows.

OUTSIDE

You access the property via a private driveway, which provides ample parking outside the home for multiple vehicles.

There is an enclosed garden which includes seating areas laid to stone chippings and an attractive lawn bordered by railway sleepers and screened by mature plants and trees creating a good degree of privacy. There is also a useful shed situated in the corner of the plot and a separate log store. The garden is quiet and private and a haven for nesting birds, far reaching views from all rear windows.

ADDITIONAL INFORMATION

Gas fired central heating and wood burner. Mains electricity, gas and water. Private drainage (septic tank).

LOCATION

This quiet village is located in the heart of Somerset, approximately six miles from the lively market town of Frome, a bus route connects Coleford with Frome, Radstock, Midsomer Norton and Bath. Shepton Mallet, Glastonbury and Wells are within easy reach. The community minded village of Coleford offers two public houses, a convenience store, chemist, a primary school, a surgery and two churches. There are Secondary schools in Midsomer Norton, Radstock or Frome. There are plenty of well signed footpaths surrounding the village.







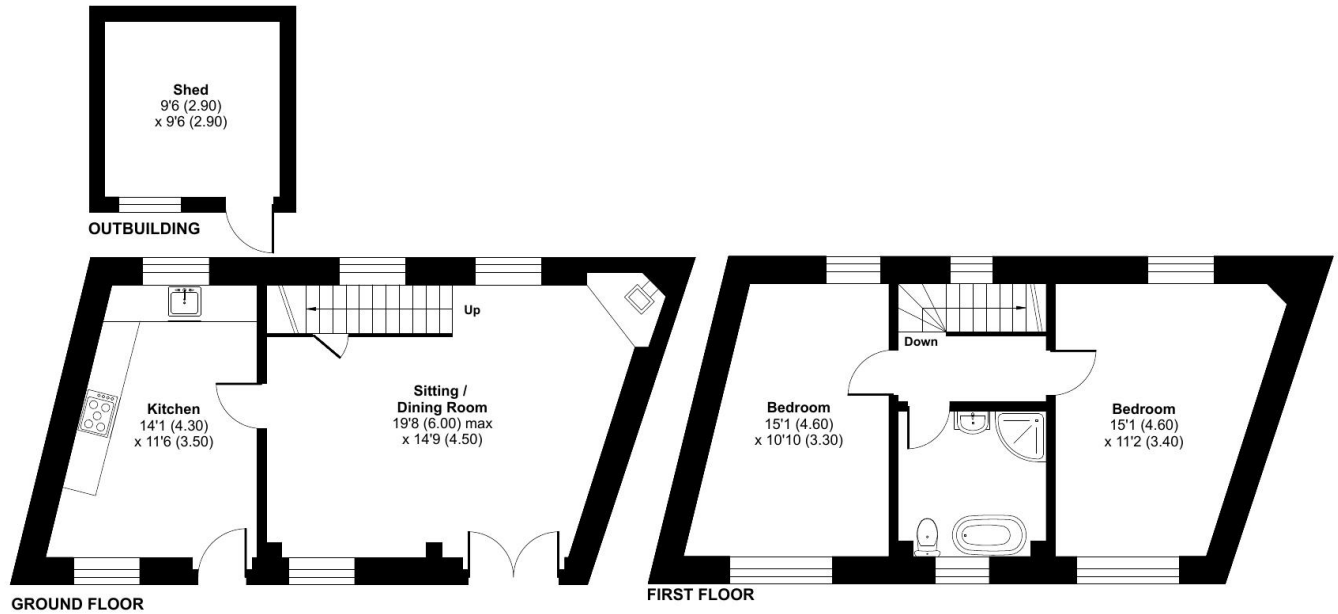
Highbury Street, Coleford, Radstock, BA3

Approximate Area = 861 sq ft / 79.9 sq m

Outbuilding = 90 sq ft / 8.3 sq m

Total = 951 sq ft / 88.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Cooper and Tanner. REF: 1145144



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

