

Ivy Cottage,

Woolverton, BA2 7QT



Guide price £550,000 - £575,000 Freehold

Ivy Cottage is a picturesque detached upside-down cottage situated in the hamlet of Woolverton. Boasting breath-taking views of the Somerset countryside, this enchanting home makes the perfect countryside retreat, ideally positioned halfway between Bath and Frome.

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 3  1  1 EPC

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DESCRIPTION

Ivy Cottage is a picturesque, detached, upside-down cottage situated in the hamlet of Woolverton. It boasts a particularly attractive façade, double fronted with a oak porch and gothic style windows.

To capitalise on the views, the main living accommodation is positioned on the ground floor, with the reception space on the first floor. You enter into a characterful hallway, with solid wood flooring and intricate architectural detailing throughout. There are three bedrooms, two doubles and a generous single, one with an en-suite and also a family bathroom and a large airing cupboard.

On the first floor is an open plan living/dining space, filled with country charm. The Kitchen is located at the rear of the first floor and has a range of base units and some wall units. There is a five-ring gas hob and space for white goods. There is a large log burner inglenook fireplace, beams and wood panelling. Windows on all four aspects fill the room with light and provide lovely views. Double doors open out onto the garden, with a patioed BBQ area set up directly behind the house, which looks out onto open fields.

The garden is perfect for those who want to entertain with family and friends.

OUTSIDE

To the front, the cottage is set back from the road and a variety of mature planting is in place. There is off road parking for two cars.

ADDITIONAL INFORMATION

Mains gas central heating. Mains electricity, gas, water. Private (shared) drainage (sewage treatment plant).

LOCATION

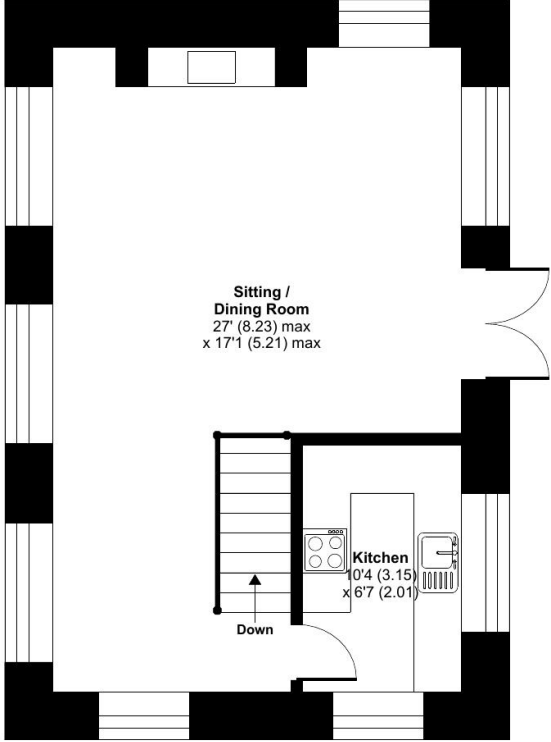
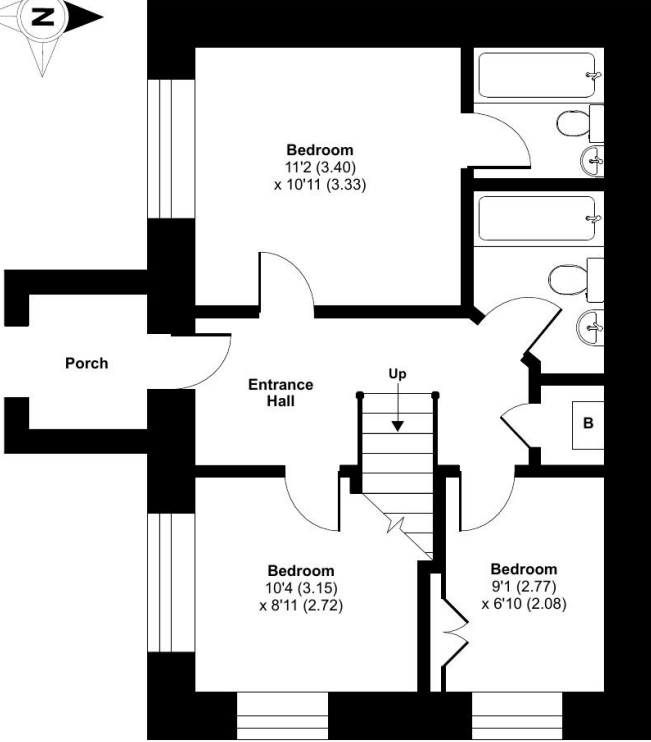
Woolverton is a small hamlet between the villages of Rode, Beckington and Norton St Philip and is six miles from Frome and ten miles from Bath. Each village has an excellent primary school, public house, sports field, village shop and vibrant communities. Beckington also has the added benefit of a Marks and Spencer mini-supermarket and 24-hour garage and the outstanding and award-winning White Row Farm shop with Scallop Shellfish and Chip shop. Babington House is located nearby.





Ivy Cottage, Woolverton, Bath, BA2

Approximate Area = 928 sq ft / 86.2 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). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1224813



FROME OFFICE
 Telephone 01373 455060
 6 The Bridge, Frome, Somerset, BA11 1AR
frome@cooperandtanner.co.uk



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