

Floral Cottage,

Rudge, BA11 2QG



Offers Over £599,950 Freehold

Floral Cottage is a charming Grade II listed semi-detached home dating from 1770, beautifully presented with an idyllic wisteria-clad bath stone façade and a wealth of period features including an inglenook fireplace, exposed beams and mullioned windows. Set within approximately 0.4 acres of delightful gardens with vegetable beds and extensive fruit planting, the property also benefits from useful outbuildings, a double carport and workshop.

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 2.5  1  1 EPC N/R

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DESCRIPTION

Floral Cottage is a Grade II listed semi-detached gem, dating back to 1770, offering timeless character and quintessential English charm. The property is defined by its idyllic bath stone façade, draped in scented wisteria, and adorned with classic mullioned windows. Set back from the lane behind a picket fence, the approach is a picture of pastoral elegance: a front lawn, raised flower beds, and a winding path lined with colourful planting lead you to the welcoming front door.

Stepping inside, the cosy sitting room immediately captures the heart with its large inglenook fireplace, flagstone hearth, log burner, and original bread oven, a room both rich in character and bathed in natural light from dual-aspect windows. The space is completed by a built-in cabinet and exposed beams, creating an intimate yet versatile living area. From the sitting room, a gently curved staircase ascends to the upper floors, with sizable understairs cupboard, while a doorway leads to the kitchen/dining room. Here, a country-style in-frame kitchen with integrated dishwasher and fridge, a striking royal blue induction Rangemaster sits beneath deep-set casement windows with oak ledges. Dual-aspect windows flood the room with light, while underfloor heating adds a touch of modern comfort. Adjacent are a utility/boot room and a convenient downstairs WC.

The first floor houses the master bedroom, a tranquil retreat with front and rear views, built-in cupboards, and exposed beams. The second bedroom is a generous double, also with dual-aspect lighting and useful understairs storage. Completing this floor is the family bathroom, featuring panelled walls, traditional-style white sanitaryware, a bath, and separate shower. A charming occasional single bedroom occupies the top floor, offering flexibility as a study, craft room, or nursery.

OUTSIDE

The grounds are the true showpiece, spanning approximately 0.4 acres. A winding driveway leads to a double carport with attached woodstore and overhead storage. To the rear, a workshop with greenhouse and mower shed, alongside a separate woodstore and further shed, complements the property's functionality. The rear patio is perfect for summer dining and entertaining, while the majority of the garden is laid to lawn, interspersed with a raised vegetable bed and a rich assortment of established trees: apple, pear, plum, walnut, and quince, alongside prolific fruit bushes including raspberries, gooseberries, blackcurrants, redcurrants, thornless blackberries, rhubarb, and strawberries, ideal for the keen jam maker.

With potential to extend the home, subject to planning consent, Floral Cottage offers an exceptional combination of historic charm, practicality, and a truly enchanting outdoor setting.

ADDITIONAL INFORMATION

Oil central heating. Mains Water and Electric. Private drainage.

LOCATION

Rudge is a pretty, semi-rural hamlet just a few miles of Frome. Frome is a historic market town with many notable buildings and features with the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres, and a cinema. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London, Paddington.





Rudge, Frome, BA11

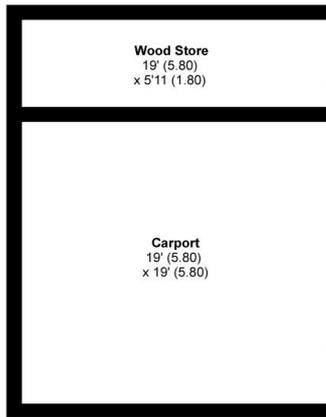
Approximate Area = 1263 sq ft / 117.3 sq m (exclude carport)

Limited Use Area(s) = 35 sq ft / 3.2 sq m

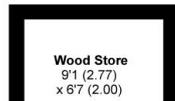
Outbuilding = 506 sq ft / 47 sq m

Total = 1804 sq ft / 167.5 sq m

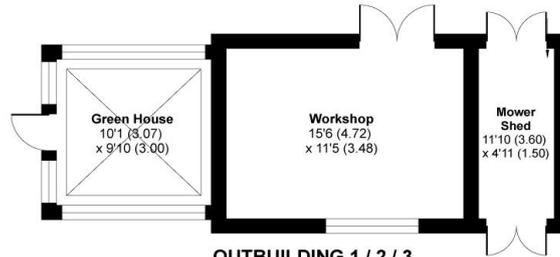
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OUTBUILDING 5



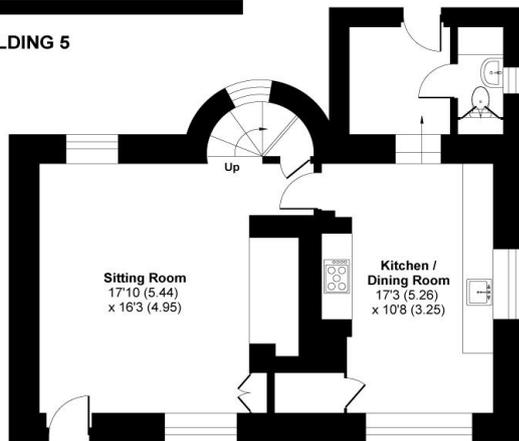
OUTBUILDING 4



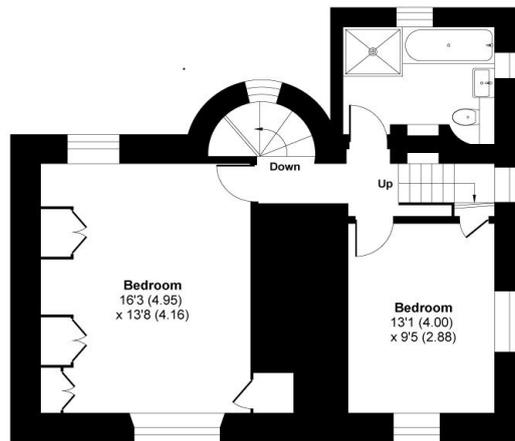
OUTBUILDING 1 / 2 / 3



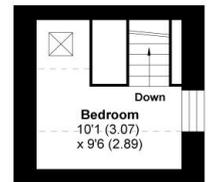
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2026. Produced for Cooper and Tanner. REF: 1423341



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

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AND
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