





49 Goose Street

Beckington

Frome

BA11 6SS

Nestled in the heart of the sought after village of Beckington, this stunning Grade II listed property offers a perfect blend of character and charm. With 4 spacious bedrooms, this enchanting home is full of period features and timeless appeal.

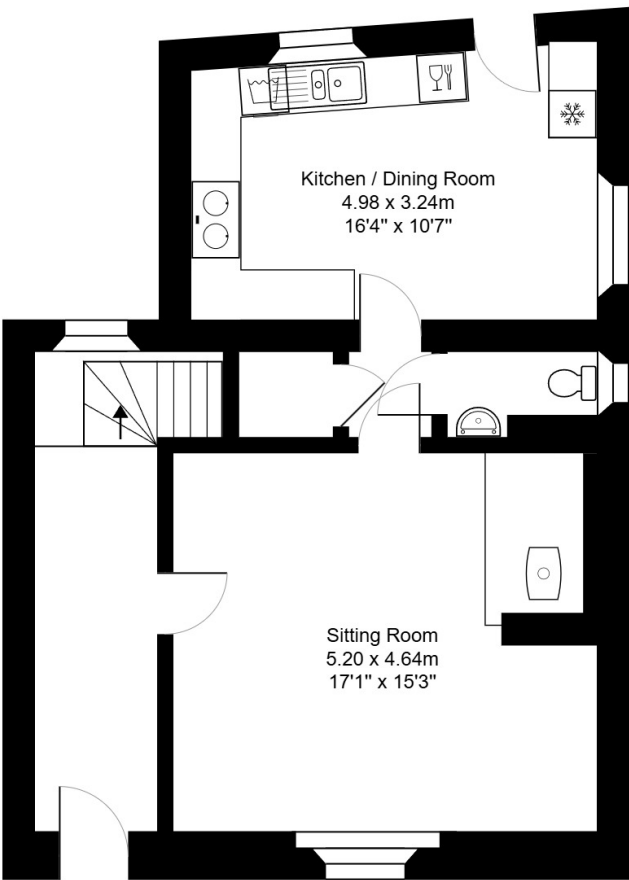
Property Features

- Grade II Listed
- 4 bedrooms
- Elegant, mature private garden
- Popular village location
- Period cottage

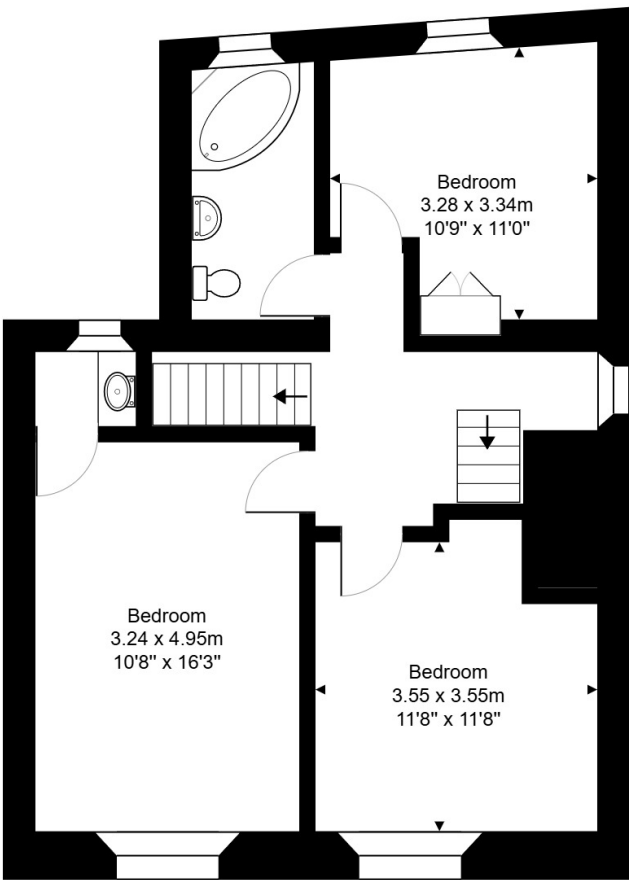
Tenure: Freehold

£650,000

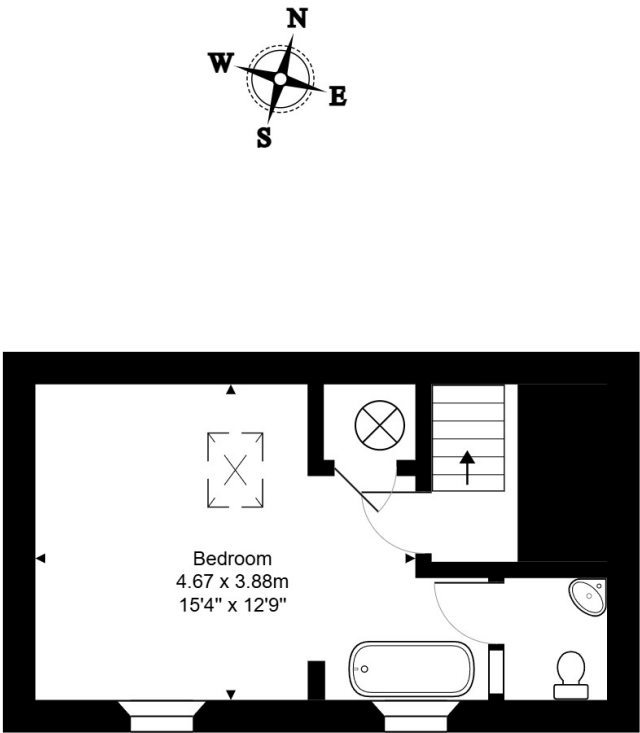
49 Goose Street



Ground Floor  
Area: 59.1 m² ... 636 ft²



First Floor  
Area: 58.7 m² ... 632 ft²  
Total Area: 145.0 m² ... 1561 ft²



Second Floor  
Area: 27.2 m² ... 293 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
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# Accommodation

## Ground Floor

### Hallway

With flagstone flooring, part glazed front door, radiator, shoe storage cupboard, rear aspect window, stairs rising to first floor.

### Living Room

With front aspect window having window seat and bench storage, working shutters, exposed beams, feature inglenook fireplace with stone hearth and inset woodburning stove.

### Rear Hallway

With stone flooring, pantry cupboard with shelving.

### Cloakroom

With side aspect window, wash hand basin, WC, stone flooring.

### Kitchen/Diner

With slate stone flooring, dual aspect windows, exposed beams, stable door to rear, range of bespoke fitted floor and wall mounted units having wooden worksurface areas incorporation 1 1/2 bowl sink and scored drainer , integrated dishwasher, space for fridge freezer, gas fired Aga.

## First Floor

### Landing

With exposed beams, exposed stone walls, side aspect window, trapdoor storage built into floor, airing cupboard with immersion heater.

### Bedroom 4

With rear aspect window, radiator, built in storage.

### Bathroom

With rear aspect window, partially tiled walls, towel rail, bath with shower over, WC, wash hand basin, radiator.

### Bedroom 3

With exposed beams, front aspect window having window seat, partially vaulted ceiling, radiator, built-in storage.

### Bedroom 2

With front aspect window having window seat, exposed beams, radiator, closet containing wash hand basin, access to loft space, rear aspect window.

## Second Floor

### Bedroom 1

With exposed beams, vaulted ceiling, Velux window, 2 front aspect dormer windows, access to loft space, feature bath with shower attachment, storage in the eaves.

### En suite

With exposed beams, towel rail, WC, wash hand basin.

## Externally

### Garden

The property benefits from a private rear courtyard that serves as a sun soaked retreat. The beautifully landscaped garden features mature trees/ fruit trees, hedges and vibrant planting, ensuring complete privacy. Additionally, there is a summerhouse with an integrated garden shed, offering ample storage and a perfect spot to relax and unwind.





## Situation

49 Goose Street is situated in the Somerset village of Beckington. The village benefits from a Church of England First School (Ofsted rated Outstanding, Springmead an independent Prep school, St George’s parish church and 2 pubs, The Wool Pack and The Foresters. The village also has a popular café and delicatessen (Mes Amis), The White Row Farm Shop with café and excellent “fish and chips” shop and a convenience store and petrol station.

The village is also well positioned for access to surrounding towns, which include Frome (approx. 3 miles), Bradford on Avon (approx. 6 miles), Trowbridge (approx. 6 miles and Warminster (approx. 7 miles). Amenities including retail outlets, pubs and restaurants, cinema and sporting facilities can be found within these towns along with rail links.

The World Heritage City of Bath (approx. 10 miles) provides a complete range of retail outlets together with many other amenities including The Theatre Royal, a number of fine restaurants and excellent sporting facilities. There is also a mainline railway station providing direct access to London Paddington, Bristol and south Wales.

The M4 motorway junctions 17 and 18 are both approximately 20 miles and access to the M3 via the A303 is also easily reached.49 G9

## Description

Situated in the heart of the highly desirable village of Beckington, this charming Grade II listed residence offers elegance and modern comfort. Boasting a striking stone façade, the property presents a wealth of characterful features, complemented by beautifully maintained interiors designed for contemporary living.

Step inside to discover a home brimming with original period details, including exposed beams, stunning stone mullion windows, original flagstone flooring and grand fireplaces, all in immaculate condition. These timeless features seamlessly combine with a tasteful decorative scheme, creating a harmonious and balanced living space.

The ground floor features a spacious, light-filled entrance hall leading to a welcoming living room. Here, you'll find a beautiful inglenook fireplace, a deep window having a built-in window seat with clever storage beneath. The bespoke kitchen is a chef's dream, offering an array of modern fitted units, a classic gas fired Aga, and integrated appliances. A delightful stable door leads to the garden, while a handy pantry and cloakroom complete the ground floor layout.

Upstairs, the first floor boasts three generously sized bedrooms, most with ample integrated storage and a well appointed family bathroom. The second floor is dedicated to the magnificent principal suite, complete with en suite facilities, exposed beams, and an abundance of natural light streaming through Velux and dormer windows.

Externally, the property benefits from a private rear courtyard that serves as a sun soaked retreat. The beautifully landscaped garden features mature trees, hedges and vibrant planting, ensuring complete privacy. Additionally, there is a summerhouse with an integrated garden shed, offering ample storage and a perfect spot to relax and unwind.

This exceptional home combines the best of historic charm with modern convenience, making it an ideal retreat in one of Somerset's most coveted villages.

## General Information

Services: We are advised that all mains services are connected.  
Heating: Gas & electric central heating  
Local Authority: Somerset Council  
Council Tax Band: Band D

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