

Horseshoe Cottage,

Faulkland, BA3 5XA

COOPER
AND
TANNER



£535,000 Freehold

Located in the tranquil rural hamlet of Faulkland, Horseshoe Cottage is an attractive and well-proportioned three/four-bedroom semi-detached stone home, fully refurbished in 2004 and retaining all the charm of a traditional country cottage, with the ease of modern living. Presented in excellent order throughout and benefitting from off-road parking, this handsome home offers versatile living spaces, a beautifully enclosed garden and a peaceful village setting within easy reach of Frome, Bath and the wider Somerset countryside.

Horseshoe Cottage, Faulkland, BA3 5XA

 3/4  1  1 EPC E

£535,000 Freehold

DESCRIPTION

Tucked away in a desirable hamlet, Horseshoe Cottage is a handsome and well-designed three/four-bedroom semi-detached stone property. Combining traditional style with modern finishes, the home offers flexible living spaces, a charming, enclosed garden and off-road parking, all within easy reach of Frome, Bath and the surrounding countryside.

The property has great kerb appeal thanks to its attractive stone façade and considered proportions. The front door opens into a wide and welcoming entrance hall, where there is a cloakroom and stairs to the first floor. A study at the front of the house offers an ideal work-from-home space, but could equally serve as a fourth bedroom, snug or hobby room. Towards the rear, there's a versatile playroom with access to the garden, and a bright, spacious sitting room with dual aspect windows, an open fireplace with a stone chimney breast and built-in niches. Double doors lead out to the garden and connect through to the kitchen/dining room, which also benefits from a dual aspect and doors to the outside. The dine-in kitchen features an exposed stone wall, Corian worktops, industrial-style pendant lights and a good range of modern wall and base units with walnut veneer finishes.

Upstairs the first floor offers three comfortable double bedrooms, all accessed from the landing, which also includes a linen cupboard. The main bedroom is dual aspect and has built-in wardrobes along with a private WC. The family bathroom includes a bath and a separate shower. The property is decorated in fresh, light tones throughout, with the occasional feature wall adding warmth and character.

OUTSIDE

The garden is a real asset, enclosed and private with a level lawn, planted borders and a patio area that's perfect for outdoor dining. A small summerhouse provides useful storage or a quiet retreat, and there's plenty of scope for green-fingered buyers to put their own stamp on the space. To the front, off-road parking is provided in the shared courtyard.

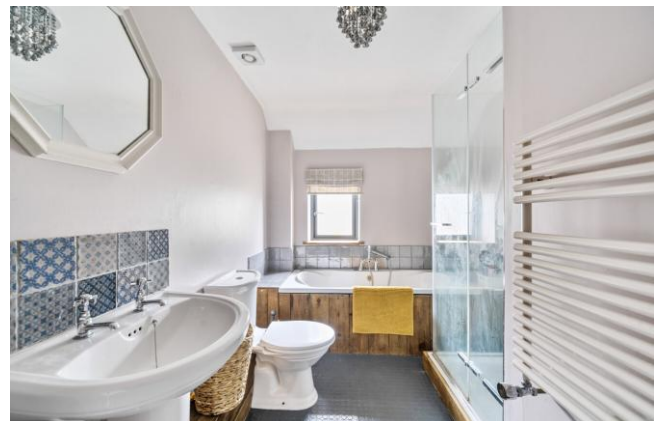
ADDITIONAL INFORMATION

Oil fired central heating. Mains electricity, water and drainage. No gas connected.

We have been informed that the driveway is owned by Horseshoe Cottage and the access itself is owned by the Farmhouse opposite, however, there is a deed in place which doesn't allow parking on it, does not restrict access and a **peppercorn rent is paid of £10 per year** for the upkeep of the area.

LOCATION

The village of Faulkland is located twenty minutes from Bath and its' neighbouring village of Norton St Phillip is only a five-minute drive away, where a primary school and Co-operative store can be found. Radstock is also just a five-minute drive away. The historic market town of Frome is also in close proximity, just a 17 minute drive away, where there are many amenities, including a range of independent shops, cafes, galleries and the Cheese and Grain music/events venue.

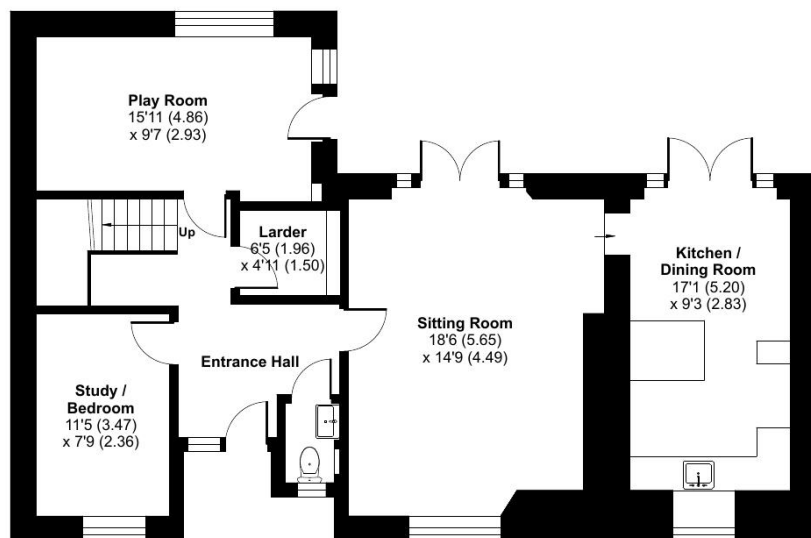




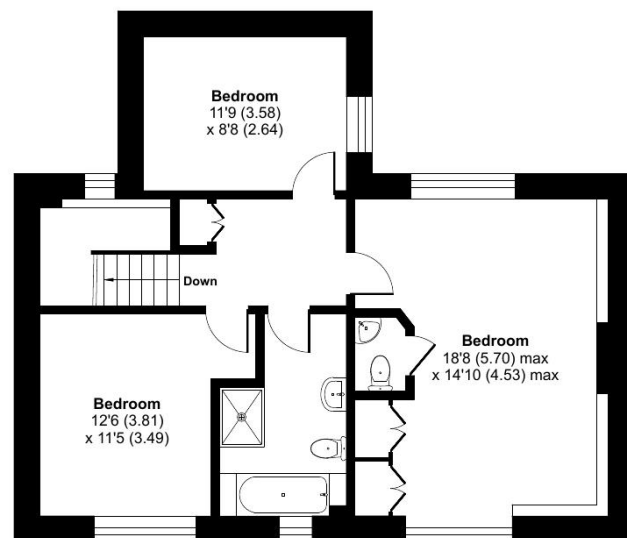
Bishop Street, Faulkland, Radstock, BA3

Approximate Area = 1614 sq ft / 149.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1315620



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.



RICS

