

1 Allen Cottages,

Oldford, Frome BA11 2NG

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Guide £500,000 - £525,000

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DESCRIPTION

This charming three-bedroom, semi-detached period cottage is found on the outskirts of Frome, on the Bath side of the town and offers a modern family bathroom, modern kitchen, generous living accommodation and a beautiful, enclosed garden.

You enter the home into a hallway which provides access to the dining room and lounge. Stairs from here rise to the first floor. The dining room is a fantastic space and is double aspect, with lovely views out onto the garden. The room is spacious and light, perfect for family occasions. This room could suit a variety of other uses, such as an office or playroom. The lounge is a great family room with additional space for a dining table and chairs. The room benefits from being dual aspect, enabling you to enjoy the stunning garden and field views to the rear. There is a large multi-fuel burner with stone surround, creating a cosy atmosphere. There is a back burner attached to the multi-fuel burner which has the facility to heat the water. From the lounge, there is access to the kitchen. The kitchen is a modern and stylish design, with ample worktop space and a range of cream wall and base units. There is an inset sink with window above, overlooking the rear garden and space for a freestanding oven. The kitchen offers an integrated fridge/freezer. and integrated washer/dryer. A stable door leads from the kitchen into the rear garden.

On the first floor there are two spacious double bedrooms and one single room. There is a modern family bathroom with impressive ceiling heights and a skylight, flooding the room with lots of natural light. The family bathroom offers a bathtub with shower overhead, wash hand basin and WC. This room has been recently renovated by our current vendors. Bedroom one is a great size double room with ample space for a king-sized bed plus additional wardrobes/furniture, along with the added benefit of having ample built-in storage cupboards. The room also features a pretty fireplace with surround. Bedroom two is another good size double with space for double bed and further furnishings.

Bedroom three is a single bedroom with window overlooking the rear garden and is ideal as a guest bedroom, nursery or home office.

OUTSIDE

To the side of the property is a gated driveway which provides parking for several vehicles and leads up to the double garage which is brick built with tiled roof. There is a side door providing alternative access into the garage.

The large, enclosed garden lies behind, and to the righthand side and backs onto an open field. The garden is private and very spacious, with a good size patio seating area just outside of the kitchen and dining room, in addition to two lawned areas with shallow, wide steps between the two areas. At the moment, there is hedging/shrubbery that semi-separates the two areas, but this could be opened up dependent on the purchaser's needs. The garden presents an array of beautiful plants and mature shrubs and is a beautiful, family friendly area, perfect for children and for entertaining during the summer months.

LOCATION

Oldford is a hamlet just a couple of miles from the popular market town of Frome. There is a very popular Indian restaurant located in a former pub and an outstanding childrens' nursery. The neighbouring village of Beckington has an award-winning farm shop, delicatessen, garage with Marks & Spencer Simply Food outlet, two pubs, village hall, recreation fields with playground, village primary school, church and tennis courts. Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a leisure centre, several cafés, a choice of pubs, hospital and medical centre, local junior, middle and senior schools, several theatres and a cinema. Private schools are to be found in Wells, Bath, Beckington, Warminster, Cranmore, Street, and Glastonbury. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London, Paddington.





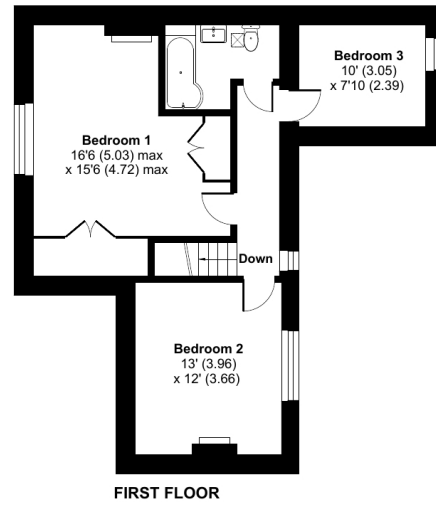
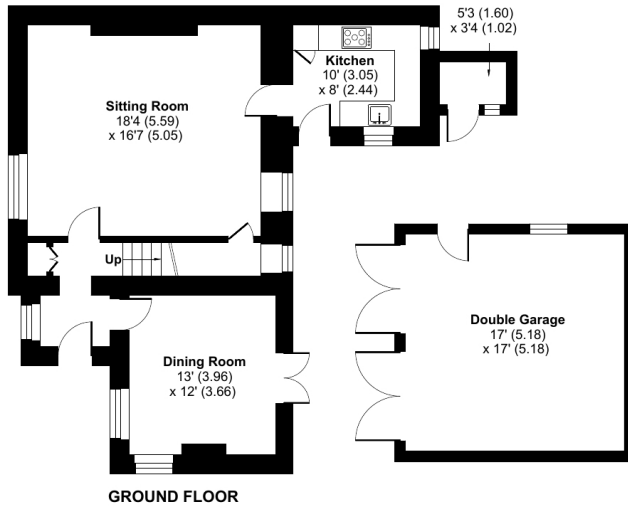
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Approximate Area = 1600 sq ft / 149 sq m (includes garage)

Outbuilding = 18 sq ft / 2 sq m

Total = 1618 sq ft / 150 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Cooper and Tanner. REF: 910488



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