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Residential Sales



Woolverton, Somerset







# 4 West Terrace Woolverton BA2 7QS

This charming 3 bedroom, double fronted, period cottage has been modernised whilst retaining elegant character features and benefits from a pretty garden, garage and countryside views.

Tenure: Freehold

£425,000

# Situation

This charming cottage is situated in the Somerset village of Woolverton. Local amenities can be found in the nearby village of Rode to include primary school, Post Office/Store while the market town of Bradford on Avon is approximately 5 miles distant and offering a greater range of individual retail outlets, public library, swimming pool and railway station providing direct access to Bath, Bristol and Salisbury.

The World Heritage City of Bath is approximately 7 miles distant and provides a full and comprehensive range of amenities/facilities to include The Theatre Royal, Thermae Spa, a superb array of national retail outlets together with a mainline railway station providing direct access to London Paddington.

**Services:** Mains Water, Electricity and Gas are connected  
**Drainage:** Private drainage  
**Heating:** Full gas fired central heating  
**Council Tax Band:** Band D  
**Local Council:** Someset Council

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# Description

Set in the rural hamlet of Woolverton, this period property seamlessly blends timeless character with modern comfort. Thoughtfully renovated throughout, the property is arranged over 3 floors and enjoys far reaching views of the surrounding countryside.

At the heart of the home lies a stunning living room where a grand fireplace with a cast iron gas-fired woodburner effect creates a warm and inviting focal point. Elegant stone mullion windows with charming window seats enhance the character and flood the space with natural light.

The beautifully appointed kitchen/breakfast room overlooks the attractive garden and features a contemporary finish, offering generous storage, extensive worktop space and a range of integrated appliances. A convenient utility room with garden access completes the ground floor accommodation.

The first floor comprises 2 well proportioned double bedrooms, family bathroom and ample built-in storage. Rising top floor, you'll find a luxurious principal suite offering exceptional space, extensive fitted storage, breathtaking views and an en suite bathroom.

Externally, the property continues to impress with a meticulously maintained rear garden, complete with a patio area, lawn and a versatile workshop.

# Accommodation

## Ground Floor

### Living/Dining room

Accessed via partially glazed front door, with hardwood flooring, front aspect stone mullion windows having window seats, recessed storage, radiator, fireplace with inset cast iron gas fired woodburner effect , exposed timbers, stairs rising to first floor.

### Kitchen

With Karndean flooring, rear aspect window, range of floor and wall mounted units having granite worktops incorporating 1½ bowl stainless steel sink with mixer tap and drainer, 5 ring gas hob, integrated fridge/freezer, eye-level oven/grill, space and plumbing for dishwasher, partially glazed door to utility room.

### Utility/Boot Room

With tiled flooring, rear aspect window, space and plumbing for washing machine, stainless steel sink, partially glazed door to rear garden.

## First Floor

### Landing

With wood flooring, front aspect window, 2 built-in storage cupboards, gas fired boiler providing domestic hot water and central heating, stairs rising to second floor.

### Bathroom

With tiled flooring, bath with hand shower attachment, WC, wash hand basin, rear aspect window, heated towel rail, partially tiled walls, part wood panelling.

### Bedroom 3

With rear aspect window, radiator.

### Bedroom 2

With front aspect stone mullion window having window seat, radiator, built-in sliding door wardrobes.

## Second Floor

### Bedroom 1

With front aspect window, radiators, built-in under-eaves storage, door to:-

### En Suite Shower Room

With rear aspect window, hardwood flooring, WC, wash hand basin, glazed shower cubicle, part tiled walls, heated towel rail, recessed storage.

## Externally

### Garden and Garage

To the side of the terrace, a lane leads to a gravelled area where a single garage en-bloc can be found. A gate leads into the rear garden of the property. The garden enjoys a good degree of privacy and is well enclosed by close board fencing. There is an area of lawn, a delightful patio and a stone built outbuilding. There is an array of cottage style planting and mature shrubs.

