

8 Frome Road, Rode, BA11 6QG



Guide Price £450,000 to £500,000 Freehold

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EPC N/R

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DESCRIPTION

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Currently a shell, our vendor has carried out extensive works over the last two years to include a new slate roof, new chimneys and new floors.

The proposed accommodation on the ground floor includes a large study, a snug, an impressive open planned kitchen/dining/living space with two sets of doors spilling onto the gardens and a utility with w.c.

The proposed accommodation for the first floor includes Three bedrooms. The master is a well proportioned and double aspect room with an en-suite, a dressing room and fabulous views over the gardens and the open fields beyond. The two further bedrooms are a good size and share a 'Jack & Jill' style en suite.

OUTSIDE

The majority of the garden sits to the side, front and rear of the house and is enclosed by mature hedges and currently laid mainly to lawn with some mature trees. It provides a wonderful back drop to the house and even if the footprint was extended there is still ample space to enjoy.

As part of the planning approved, there is a garden office with annex attached.

AGENTS NOTE

Once the extension the planning has approved is completed and the house and grounds are renovated, we would anticipate an end value of £850,000 - £950,000, depending on the spec of finish, as of March 2026.

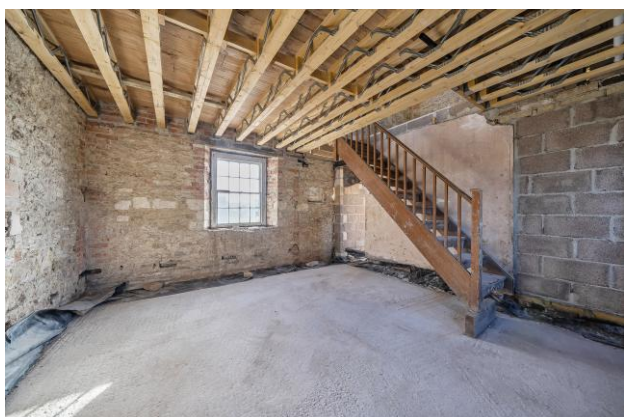
ADDITIONAL INFORMATION

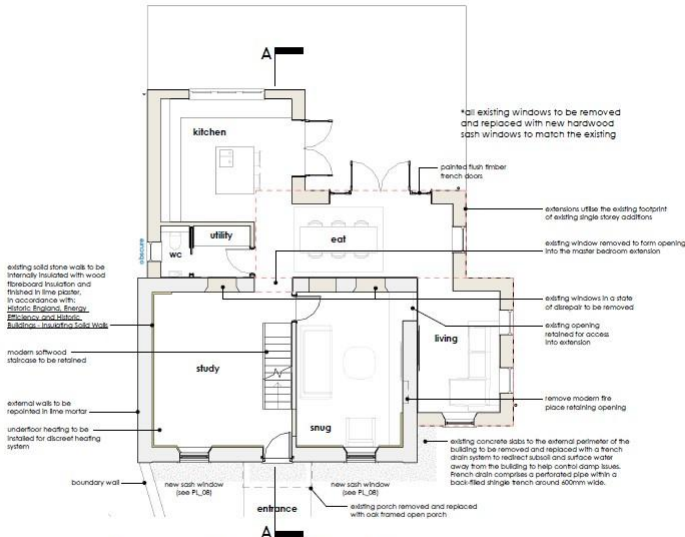
We are informed by our vendor that mains water and private drainage are connected, our vendor has indicated that the drainage may need to be replaced. The heating system used to run off oil. Potential purchasers must rely on their own enquiries with regards to the location of any services and making any connection into them.

LOCATION

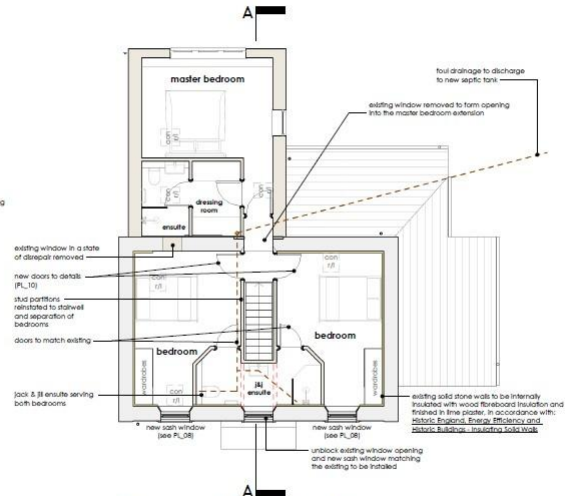
Rode is one of the area's most popular and sought-after villages, with a green at its centre. It is within commuting distance of both Bath and Bristol and offers easy access to the adjoining towns of Frome, Bradford on Avon and Trowbridge, while Westbury has a regular fast connection to London Paddington. Village amenities include pubs, a very popular primary school, post office/general store with fantastic café, village hall and playing fields.

Private schools are to be found in Bath and Warminster.





Proposed Ground Floor Plan
1 : 100



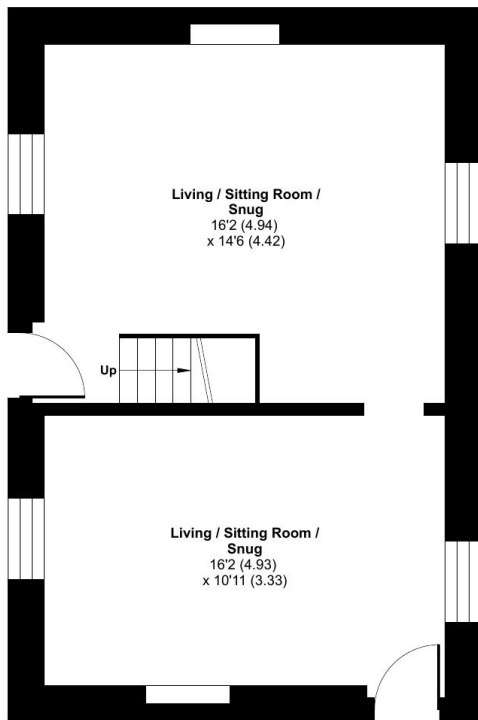
Proposed First Floor Plan
1 : 100



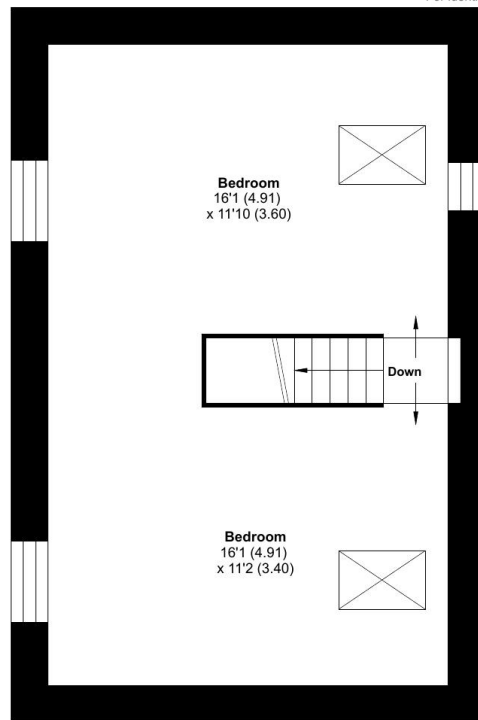
Frome Road, Rode, Frome, BA11

Approximate Area = 844 sq ft / 78.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



FROME OFFICE

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**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.

