

Jasmine Cottage,

Lower Rudge, BA11 2QE

COOPER
AND
TANNER



OIRO £625,000 Freehold

Almost entirely renovated within the last two years, this impressive period home enjoys large gardens and countryside views within this popular semi-rural village just five minutes' drive of Frome.

Jasmine Cottage

Lower Rudge, BA11 2QE

 3  2  2 EPC E

OIRO £625,000 Freehold

DESCRIPTION

Jasmine Cottage has been sympathetically renovated over the last two years, retaining many charming features, whilst creating open planned and naturally light areas to suit modern living requirements.

The front door of the cottage opens into an entrance hall with space for boots and coats. Leading into the house you are firstly greeted with a dual aspect living room which includes a wood burning stove, perfect for those winters' evenings.

In the centre of the cottage is a stunning open planned dual aspect kitchen/dining/family space with bi-fold doors opening onto the extensive gardens to the rear. The kitchen is made up of a range of wall and base units, a Range style oven with hob, room for a dishwasher and room for an island. Attractive exposed beams and an impressive inglenook fireplace with a wood burner inset add wonderful character to the space. There is also room for a large table and chairs, a fabulous entertaining part of the home.

The ground floor also includes a well-appointed utility room, a shower room and a third bedroom/home office.

On the first floor is a dual aspect large double bedroom with a feature fireplace and breathtaking views across the gardens and the surrounding countryside beyond.

The second bedroom is also a good size double with its own w.c. There is also a family bathroom.

Stairs from the first-floor landing lead to a multi-purpose loft space with Velux windows and beautiful exposed Apex beams. This room has been used as a study, a reading room and a sleeping space for guests and family.

OUTSIDE

There is driveway parking for one vehicle to the side of the house, in front of the single garage. There is also on street parking for further vehicles immediately to the front of the cottage. The gardens are an excellent size and include a patio/seating area for entertaining, a large lawn and a variety of mature trees, shrubs and plants. The gardens back directly onto open fields with uninterrupted countryside views beyond. There is also the opportunity to extend, subject to the usual planning consents.

AGENT'S NOTE

Our Vendors would like to be fully transparent that the cottage suffered minor flood damage earlier this year and having taken advice from an expert, the nearby drains have now been fully cleared by the Council and there has been a step built by the front gate.

LOCATION

Rudge is a pretty, semi-rural village just a few miles of Frome. Frome is a historic market town with many notable buildings and features with the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres, and a cinema. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London, Paddington.

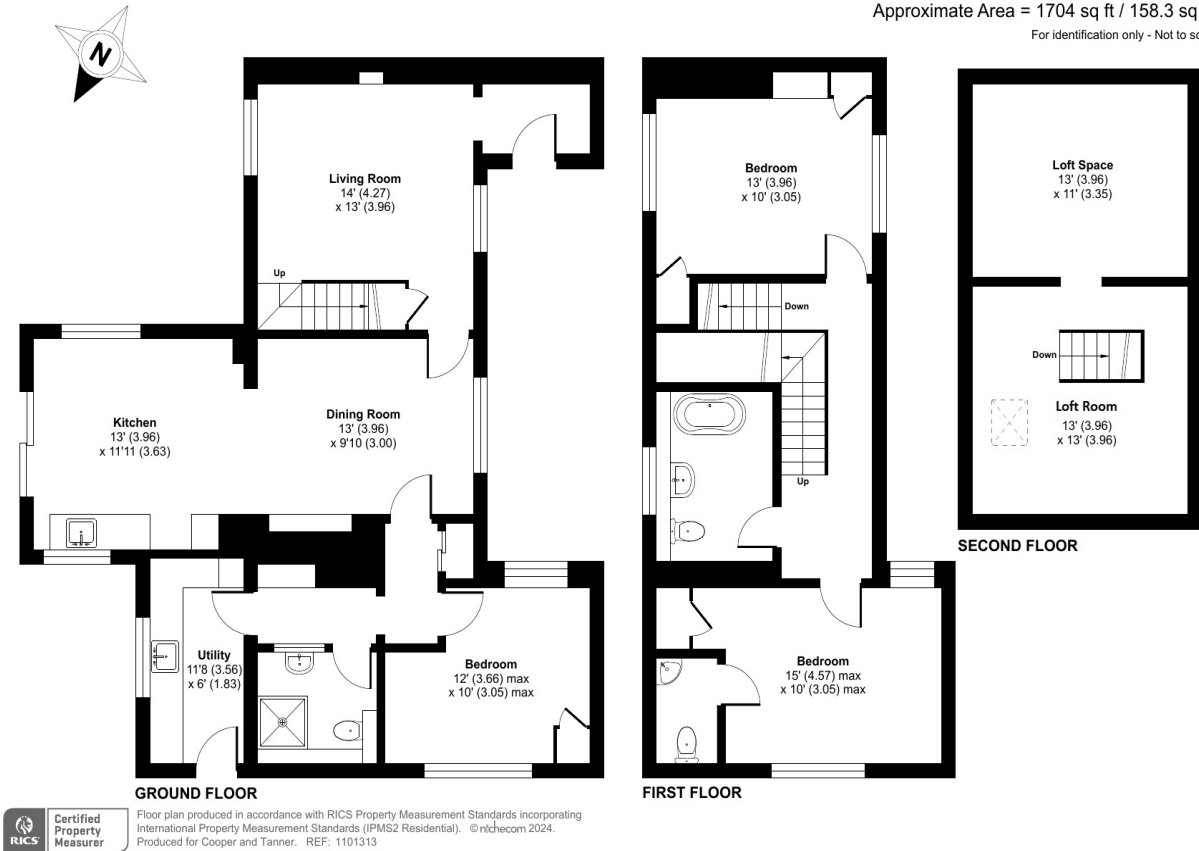




Jasmine Cottage, Lower Rudge, Frome, BA11

Approximate Area = 1704 sq ft / 158.3 sq m

For identification only - Not to scale



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.

