

# 33 Church Lane

Rode, BA11 6PN

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TANNER



Guide £450,000 - £465,000 Freehold

An exciting opportunity to purchase an extensively renovated two-bedroom cottage, set in the desirable village of Rode, with countryside views, landscaped gardens and off-street parking.

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## DESCRIPTION

With meticulous attention to detail, our vendor has cleverly and tastefully renovated this cottage throughout whilst retaining many character features and being sympathetic to its heritage.

The living room is a beautifully finished space with double windows to the front and an attractive woodburning stove taking centre stage.

The new bespoke, handmade kitchen created by a local family joinery business provides a mixture of white quartz and stainless-steel worktops, painted door fronts, with oak inset handle details and an oak glazed wall unit and oak shelf with integral LED lighting. There is a range of wall and base units which have made very clever use of the space and there is an integrated Neff dishwasher, Liebherr drawer fridge, Smeg oven and induction hob, integral Bosch washing machine, Siemens freezer and an integrated Caple wine fridge.

Open plan with the kitchen there is also an adjoining dining area which would be perfect for entertaining with friends and family.

At the rear of the property there is a useful utility room and also a newly refurbished WC.

On the first floor there are two double bedrooms, both with fitted wardrobes and the rear enjoys views across surrounding land. The bathroom is a good size with the flooring being reclaimed Spanish tiles. It is complete with an impressive double walk-in shower, a low-level basin and a W.C.

## OUTSIDE

The garden is part landscaped with raised beds and stone chipping laid seating areas, perfect for low maintenance living and entertaining. There is off street parking for one car and also a separate storage space which could make an ideal office.

## ADDITIONAL INFORMATION

Gas fired central heating. Mains gas, water, electricity and drainage are all connected.

## 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.





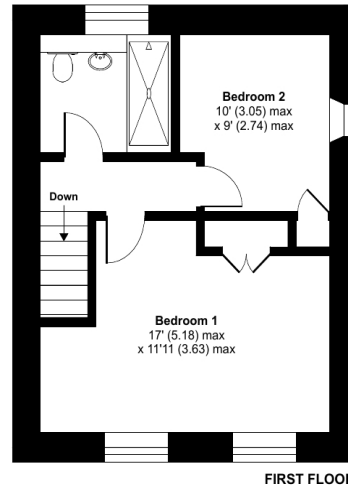
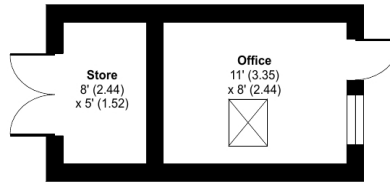
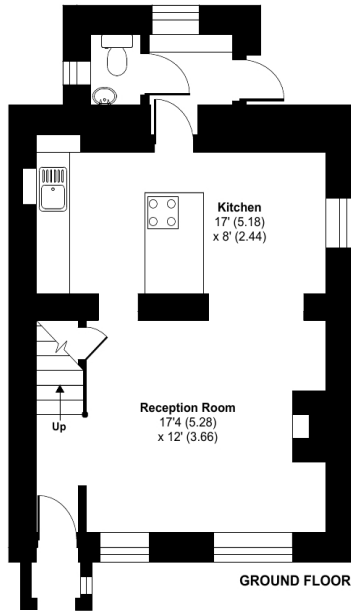
# Church Lane, Rode, Frome, BA11

Approximate Area = 819 sq ft / 76 sq m

Outbuilding = 136 sq ft / 12.6 sq m

Total = 955 sq ft / 88.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1079015



## FROME OFFICE

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