

12 St Lawrence Lane,

Rode, BA11 6AT

COOPER
AND
TANNER



Guide £375,000 Freehold

Bluebell cottage offers the perfect blend of contemporary design and Cotswold charm.

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 2  1  2 EPC B

Guide £375,000 Freehold

DESCRIPTION

On the edge of a desirable Somerset village, this home is not to be missed with its low running costs, spacious layout, and direct access to fabulous country walks. Get in touch to secure a place at the next viewing.

Externally, the home has hand-painted timber framed windows and doors with a cottage-style garden and railings to the front. Step inside through the inviting porch into the hall that guides you to the spacious 18ft light filled sitting room, perfect for relaxation and entertainment. Adjacent is the generous open plan shaker style kitchen/diner boasting quartz worktops, integral Neff appliances, and French doors leading to the landscaped garden with laid patio, perfect of the summer months. There is zoned underfloor heating throughout the ground floor. Completing the ground floor is a convenient downstairs cloakroom.

Upstairs, there are two spacious double bedrooms, including the master with its own en-suite shower room. There is a separate family bathroom with a bath and additional shower.

OUTSIDE

Externally, accessed through the landscaped garden, the property offers parking for two cars in the driveway and carport, with additional allocated visitors parking a few steps away.

With the necessary planning consent, the carport could easily be transformed into a garage or home office space, as neighbouring properties have done. Preparation works have also been completed for electric vehicle charging.

This is a charming low maintenance cottage with remaining build warranty for peace of mind.

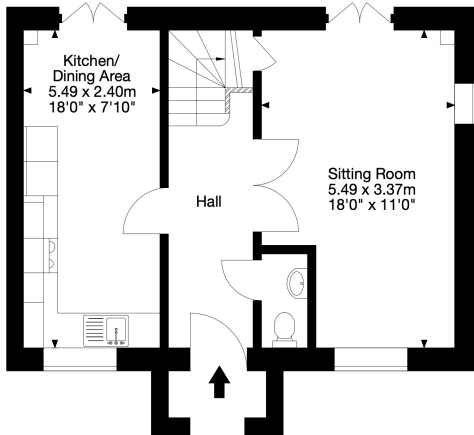
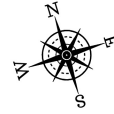
LOCATION

Rode is one of the region's most desirable villages and is the perfect city escape. With its picturesque green, the village boasts a range of amenities including pubs, a popular primary school, post office/general store with café, village hall, and playing fields. Commuters benefit from easy access to Bath (a picturesque 20-minute drive), Bristol, Frome, and Bradford on Avon. Westbury station provides fast connections to London Paddington.

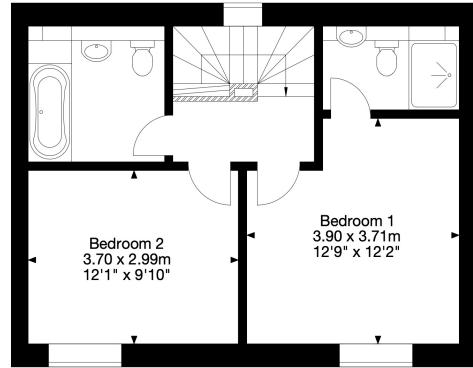




12 St. Lawrence Lane, Rode BA11 6AT
Gross Internal Area (Approx.)
83 sq m / 893 sq ft



Ground Floor



First Floor

Capture Property Marketing 2023. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.



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