

# 31 Church Lane, Rode, BA11 6PN

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## £335,000 Freehold

31 Church Lane is an attractive double-fronted mid-terrace cottage brimming with character and potential. Set back from the lane behind a spacious front garden, this period home boasts timeless charm and an inviting façade, offering the perfect opportunity to create a bespoke countryside retreat. Currently arranged as a 2 double bedroom home, there may be scope to reconfigure, subject to permissions.

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### DESCRIPTION.

The home is entered through the front porch, with plenty of room for coat and boot storage. From the entrance hall you have access through to the generous living room, with its ample space and traditional charm. On the other side of the hall, there is the eat-in kitchen which provides a homely atmosphere, ideal for relaxed dining. A separate utility room adds practicality to the layout, ensuring modern convenience without compromising on charm. It also houses a downstairs WC. A small rear hall has further under stairs storage and leads out to the rear garden.

Upstairs, the cottage offers two well-proportioned bedrooms and a family bathroom, all waiting to be reimagined to suit contemporary tastes. There is also a useful study area on the landing.

With modernisation required, this delightful property presents an exciting opportunity to restore and enhance its period features while tailoring it to your personal style. Surrounded by countryside walks, local amenities, and the community spirit of Rode, this is a rare chance to acquire a home with both heritage and potential.

### OUTSIDE

To the rear, a small yet private terrace provides an intimate outdoor space for morning coffee or evening relaxation. To the front of the property is a large, landscaped garden,

providing complete privacy from the road and offering the keen gardener plenty of scope to add their own stamp.

### ADDITIONAL INFORMATION

Electric heating. Mains electricity, water and drainage connected. No gas connected.

### AGENTS NOTE

We have been advised that there is spray foam insulation to the underside of the roof felt.

### 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.

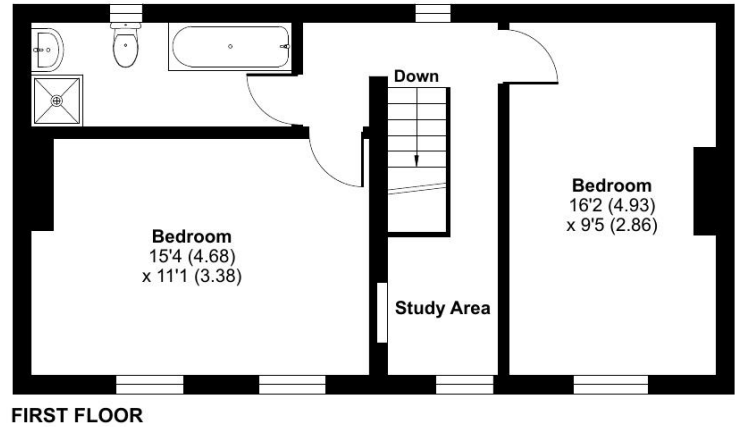
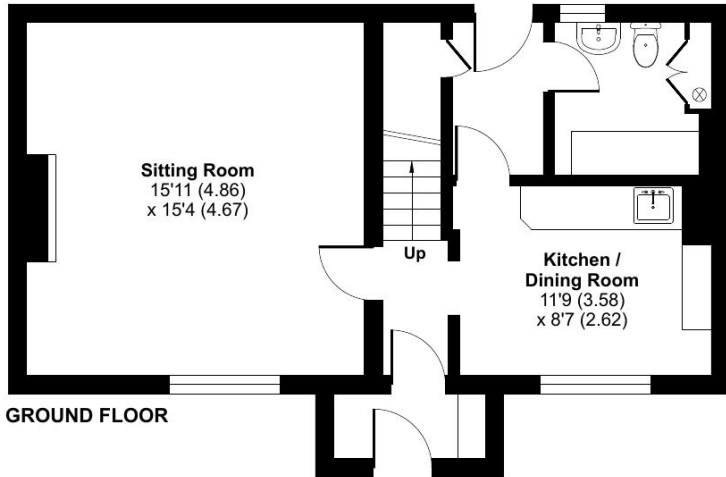




# Church Lane, Rode, Frome, BA11

Approximate Area = 1020 sq ft / 94.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Cooper and Tanner. REF: 1247157



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