

Bath Office
35 Brock Street, Bath BA1 2LN
T: (+44 (0)1225 333332
E: bath@cobbfarr.com

Bradford on Avon Office
37 Market Street, Bradford on Avon BA15 1LJ
T: (+44 (0)1225 866111
E: bradfordonavon@cobbfarr.com

cobbfarr.com

COBB
FARR

Bath & Bradford on Avon

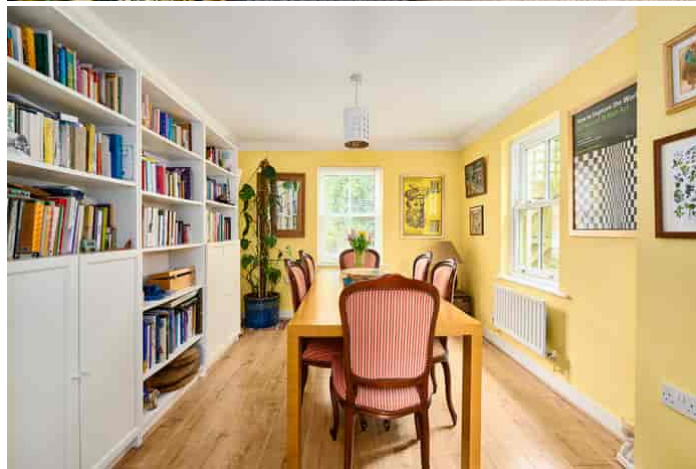
COBB
FARR

Bath & Bradford on Avon

Residential Sales



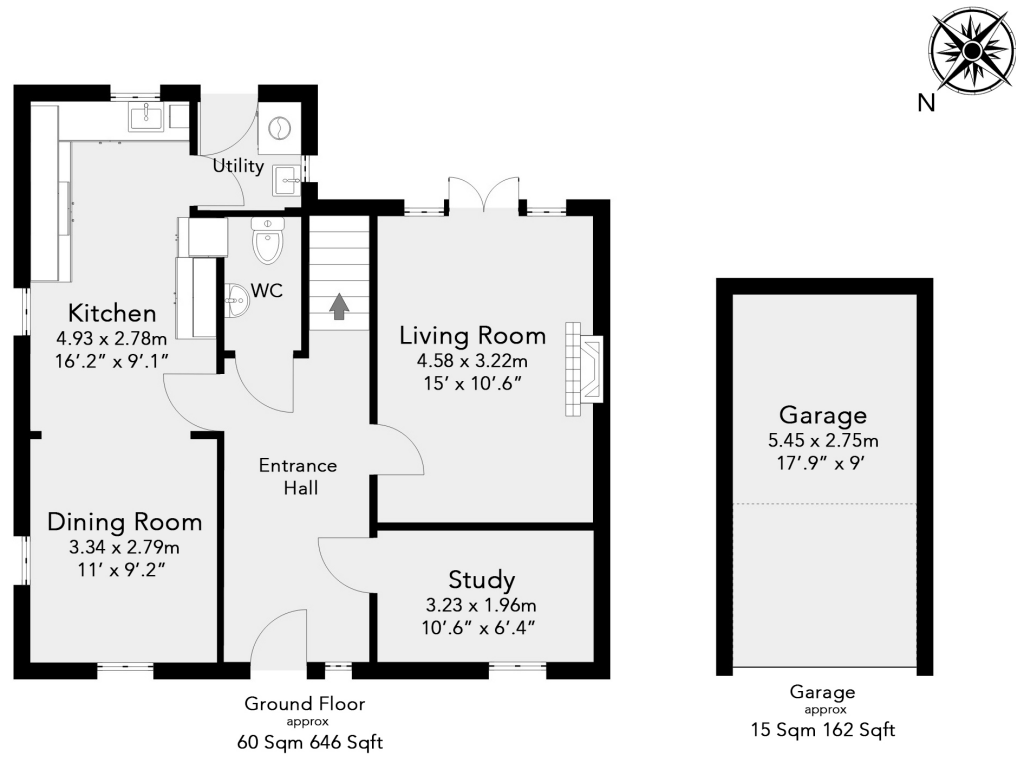
6 The Old Brewery, Rode



Floor Plan



6 The Old Brewery, Rode, BA11 6NU



6 The Old Brewery
Rode
BA11 6NU

An attractive 4 bedroom home situated in the popular village of Rode, with large light rooms throughout, wonderful, private garden to the rear, garage and off street parking.

Tenure: Freehold

£550,000



Total Floor Area
(excluding garage)
approx
121 Sqm
1302 Sqft

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent

Situation

6 The Old Brewery is situated in the popular Somerset village of Rode. The village benefits from Rode First School, a Post Office/village store, 2 public houses (The Cross Keys and The Mill at Rode) and St Lawrence Church. The surrounding countryside provides excellent walks including meandering strolls along the River Frome and there is a children's playground/playing field just a stones throw from the house itself.

The village is also well positioned for access to surrounding towns, which include Trowbridge (approx. 4 miles), Bradford on Avon (approx. 5 miles), Frome (approx. 5 miles) and Warminster (approx. 8 miles). Amenities including retail outlets, pubs and restaurants, cinema and sporting facilities can be found within these towns along with rail links. There is also a regular bus service which runs between Bath, Frome, Bradford on Avon and Trowbridge.

The World Heritage City of Bath (approx. 10 miles) provides a complete range of retail outlets together with many other amenities including The Theatre Royal, a number of fine restaurants and excellent sporting facilities. There is also a mainline railway station providing direct access to London Paddington, Bristol and south Wales.

The M4 motorway junctions 17 and 18 are both approximately 20 miles and access to the M3 via the A303 is also easily reached.

General Information

Services: We are advised that all mains services are connected.
Heating: Gas fired central heating
Local Authority: Somerset Council
Council Tax Band: Band E

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Description

Occupying a prime position on the site of a former brewery in the picturesque village of Rode, this beautifully presented 4 bedroom end of terrace home offers generous and versatile accommodation arranged over 2 floors.

Upon entering, you are welcomed by a light and airy entrance hall providing access to all principal ground floor rooms. The front reception room offers superb flexibility as a snug, home office or playroom, while the large main living room is bathed in natural light, featuring French doors that open directly onto a private patio.

To the rear, the expansive kitchen/dining area is the true heart of the home. Thoughtfully designed with a range of floor and wall mounted units and a range of integrated appliances, this open plan space is perfect for entertaining or family meals. A separate utility room rear access adds practicality and a downstairs cloakroom completes the ground floor accommodation.

Upstairs, you'll find 4 well proportioned bedrooms. The principal bedroom benefits from built-in wardrobes and an en suite shower room. A modern family bathroom serves the remaining three bedrooms.

Externally, the property enjoys a private rear garden, being predominately paved with gravelled areas and mature planting.

A separate garage with EV charging point, private driveway and additional parking provide ample space for vehicles.

Accommodation

Ground Floor

Entrance Hall

Access via partially glazed front door with tiled flooring, front aspect sash window, radiator.

Cloakroom

With tiled flooring, WC, wash hand basin, radiator.

Office/Snug

With wood effect flooring, front aspect sash windows, radiator.

Living Room

With feature stone fireplace, 2 radiators, rear aspect French doors with windows to either side leading to the garden.

Open Plan Kitchen/Dining Room

Dining Area

With wood effect flooring, dual aspect sash windows to front and side, radiator, open plan to:-

Kitchen

With tiled flooring, dual aspect to side and rear with sash windows, range of floor and wall mounted units having work top incorporating 1½ bowl stainless steel sink with mixer tap and drainer, 5 ring gas hob having extractor over, integrated dishwasher, eye level double oven, door to:-

Utility

With tiled flooring, floor unit having worktop incorporating stainless steel sink, space and plumbing for washing machine, radiator, side aspect sash window, partially glazed door to garden, gas fired boiler providing domestic hot water and central heating.

First Floor

Landing

With rear aspect sash window, airing cupboard, access to loft space, radiator.

Bedroom 1

With dual aspect sash windows to side and rear, built-in wardrobes, radiator, door to:-

En suite Shower Room

With tiled flooring, side aspect sash window, double width shower, WC, wash hand basin, shaver point, heated towel rail.

Bedroom 2

With rear aspect sash window, radiator.

Bedroom 3

With front aspect sash window, radiator.

Bedroom 4

With dual aspect sash windows to front and side, radiator.

Bathroom

With tiled flooring, front aspect sash window, bath with shower over and glazed shower screen, WC, vanity unit having inset wash hand basin, heated towel rail, partially tiled walls.

Externally

Garden, Garage and Parking

The property boasts a south facing, private rear garden that is predominantly laid to paved patio for easy of maintenance. There are various gravelled areas and mature planting.

The single garage has double opening doors, an EV charging point, off street parking immediately in front and two additional spaces in front of the house.

