

30a High Street, Rode, BA11 6PA

COOPER
AND
TANNER



£475,000 Freehold

A beautifully refurbished three-bedroom period home set in the very heart of the sought-after village of Rode. Combining timeless character with high-quality contemporary finishes, the property offers light-filled living spaces, a private courtyard garden, roof terrace and allocated parking, all within moments of local amenities. Offered to the market with no onward chain.

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DESCRIPTION

Set slightly back from the street behind a charming, walled front garden, the house immediately makes a strong first impression. The attractive local stone façade is softened by delicate trellis detailing, ideal for climbing plants, giving the property a quietly elegant presence in the very centre of Rode's thriving village life. Inside, the tone is set by a beautifully composed interior that feels both characterful and confidently modern. The sitting room is warm and inviting, anchored by an original exposed beam and a wood-burning stove set on a slate hearth. Engineered wooden flooring runs underfoot, while contemporary light fittings, softly washed paint tones and traditional-style iron radiators with exposed copper pipework create a carefully balanced aesthetic. Thoughtful details such as a recessed niche and useful storage alcove add both charm and practicality, and the staircase rises naturally from this space to the upper floors.

To the rear, the open-plan kitchen and dining area has been intelligently redesigned and is flooded with natural light from south-east facing windows. The dining space features a slate tiled floor, industrial-style pendant lighting and a sleek, modern radiator, providing a subtle contrast to the period elements found elsewhere. The kitchen itself is finished to a high standard, with granite worktops, integrated appliances and a substantial larder/utility cupboard, offering excellent storage without compromising on style. Glazed doors open directly onto the private courtyard garden, creating an easy connection between indoor and outdoor living.

The first floor hosts two well-proportioned double bedrooms, both finished in crisp white tones that enhance the sense of space and light, while exposed feature beams add character and warmth. The master bedroom has pale blue feature paint to



either end. One bedroom enjoys direct access to a decked roof terrace, a rare and appealing retreat. Also on this level is the beautifully appointed family bathroom, featuring a freestanding bath, walk-in shower and generous built-in storage. Bathed in natural light from two large skylights, the room feels airy, calm and luxurious. The second floor offers a versatile third double bedroom, again finished in clean white with character beams, complemented by ample built-in storage and a separate cloakroom. This flexible space works equally well as a guest suite, home office or creative studio.

OUTSIDE

Externally, the property enjoys a secluded and low-maintenance rear courtyard garden, alongside the elevated roof terrace. An allocated parking space is located conveniently to the rear of the house. Offered with no onward chain, this is a thoughtfully curated home that blends period integrity with modern design, set within the conservation area of one of the area's most picturesque and sought-after village locations.

ADDITIONAL INFORMATION

All mains services connected. Gas central heating.

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.





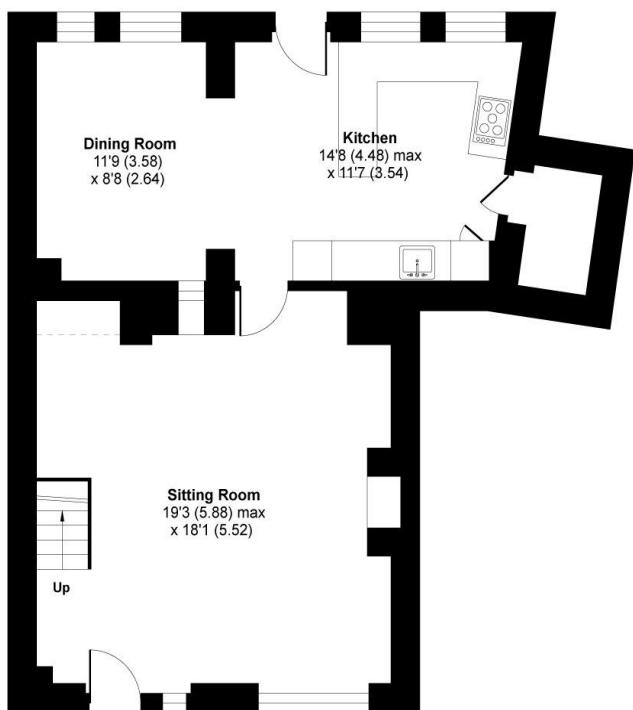
High Street, Rode, Frome, BA11

Approximate Area = 1259 sq ft / 116.9 sq m

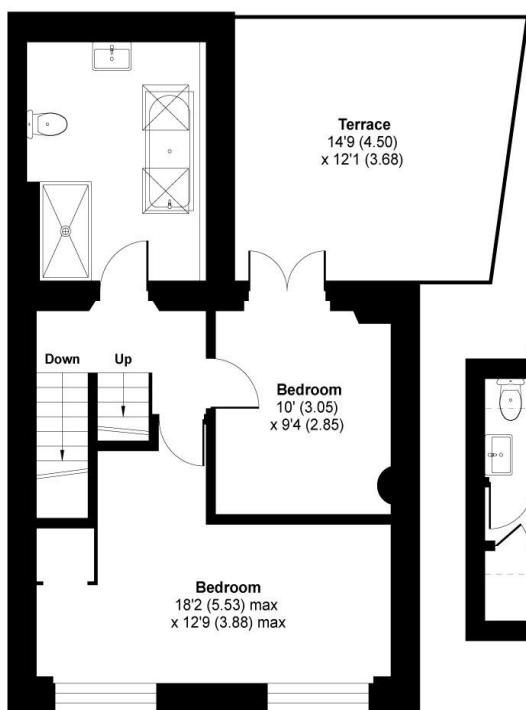
Limited Use Area(s) = 138 sq ft / 12.8 sq m

Total = 1397 sq ft / 129.7 sq m

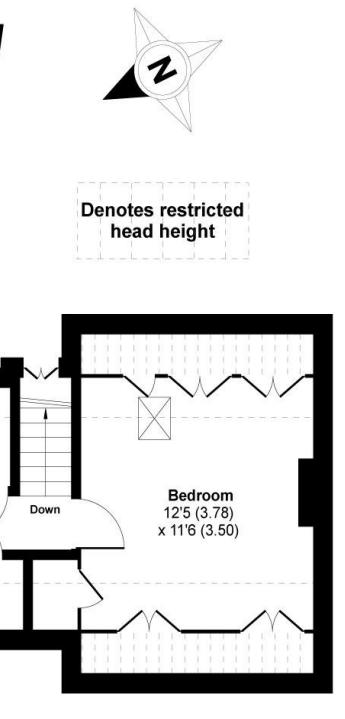
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Denotes restricted head height

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © niche.com 2026. Proc



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