

Pound Cottage,

Trudoxhill, BA11 5DN



COOPER
AND
TANNER



OIEO £625,000 Freehold

An exciting opportunity to purchase a period, semi-detached home, that has been renovated to an excellent standard throughout with an impressive garden and set in the sought after village of Trudoxhill.

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DESCRIPTION

Pound Cottage is a beautiful home which is believed to date back to the mid-1600s. This wonderful home offers three double bedrooms and a stunning landscaped rear garden which the owners have taken great pride in finishing. Viewings are highly recommended.

You enter through the front door into a spacious and welcoming entrance hall which gives access to all the downstairs living space and a set of stairs lead to the first-floor accommodation. Just off the hallway you have a downstairs W.C.

To the right-hand side of the hallway, you have the living room, which is generous in size, has plenty of natural light thanks to the two sash windows and the current owners have kept some original touches, such as the working log burner. There is space for a family sized dining table and chairs. At the rear of the living room, you have a good-sized snug, which is currently being used as an office but could easily be turned into a playroom or even a downstairs bedroom if required.

To the left-hand side of the home, you are greeted by the kitchen/diner. The kitchen has a range of base units, space for a Rangemaster oven, space for another dining table and a set of bi-fold doors leading out onto to the beautiful rear garden.

On the first floor, you are greeted by a good-sized landing that will give you access to all three bedrooms, the main bedroom is found on the left-hand side and has the added benefit of the en-suite bathroom. The second bedroom is generous in size and is currently being used as an office but could easily be changed back into a bedroom, this room also has the added benefit of built-in storage. The third bedroom is found on the right-hand side of the property and is a good size with charming features, such as the original fireplace. The family bathroom is a good size and has a fitted three-piece suite.

OUTSIDE

The garden is mainly laid to lawn, however there is a section immediately to the rear of the property which has been laid to patio, this is the perfect spot for al-fresco dining or entertaining with family or friends. There are a wide variety of shrubs and trees, a wide variety of flowers along the borders, a number of raised beds- an ideal spot for growing fruit and vegetables. At the very end of the garden, there is a fire pit, and this creates a great spot to enjoy the longer evenings. There is a shed and greenhouse. To the front is a good-sized garden with a path leading to the front door. There is also a detached garage and carport with parking for a number of cars, including an EV charging point.

ADDITIONAL INFORMATION

Oil fired central heating. Private electricity.

LOCATION

The village has a pub, village hall, vets and superb farm selling gelato ice cream with café and regular activities for small children, hairdresser and beauty salon. There are a super range of footpaths and countryside walks on the doorstep. The village is 4 miles from the market town of Frome, which offers a good range of shops, restaurants, theatres, and sports facilities. Babington House private members' club and hotel is nearby. Bruton is just 8 miles away and is home to Hauser & Wirth and their world class gallery, multi-purpose arts centre and Roth Bar and grill and the Newt, boutique hotel and outstanding gardens. Bath is just 20 miles north and Wells 15 miles west. Schools in the area are fantastic with excellent primary schools in nearby Nunney and Upton Noble. Senior Schools can be found in Bruton, Frome and Wincanton. Private school all within easy access are Kings Bruton, All Hallows, Warminster, Millfield and Downside. The A361 nearby gives access onto the A37 Bristol to Yeovil and A36 Bath to Salisbury. The A303 Mere Junction is less than 9 miles (M3 London to A36 Exeter). Mainline railway stations are located at Westbury (12 miles) London Paddington (80 minutes) and Gillingham (18 miles) London Waterloo (2 hours).





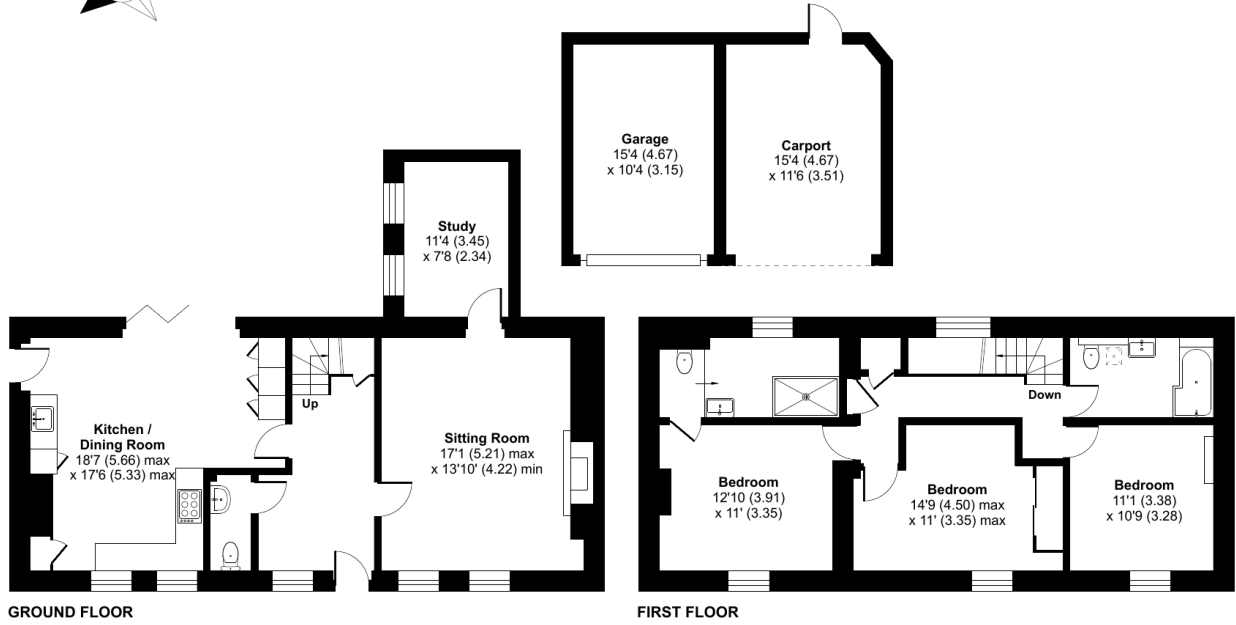
Trudoxhill, Frome, BA11

Approximate Area = 1476 sq ft / 137.1 sq m (excludes carport)

Garage = 158 sq ft / 14.7 sq m

Total = 1634 sq ft / 151.8 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). © nichecom 2024. Produced for Cooper and Tanner. REF: 1148673



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