

# Rose Cottage

Faulkland, Radstock, BA3 5UH

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TANNER

It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:



## £399,950 Freehold

A charming two bedroom detached period cottage located within the sought after village of Faulkland, having planning permission in place to extend and create a superb four bedroom family home with double garage and mature gardens. The property is being offered for sale with no onward chain and internal viewing comes highly recommended.

# Rose Cottage

## Faulkland, Radstock

### BA3 5UH

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## £399,950 Freehold

### DESCRIPTION

Nestled in a sought after village, this delightful two-bedroom detached cottage offers the perfect blend of character, comfort, and potential. Set on a good sized plot, the property offers a charming exterior with traditional features, mature gardens, and ample off-road parking for several vehicles. Inside, the cottage features a cozy living/dining room with a feature fireplace, a well-appointed kitchen with space for a range cooker and a door to the garden, downstairs shower room with space for washing machine, two comfortable bedrooms, and a modern family bathroom. The interiors are welcoming, with tasteful décor that complements the home's rustic charm. A standout feature of this property is the granted planning permission to extend, offering a rare opportunity to significantly enhance the living space, two further bedrooms, one having an en-suite and a double garage. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

### OUTSIDE

The gardens to Rose Cottage are separated into three sections. You have a paved courtyard area providing ample space for al-fresco dining, a lawned area which is encompassed by fencing and has a wooden gate leading through to the main garden. This area is predominantly laid to lawn with a wide selection of mature flowerbeds and borders housing trees, plants and shrubs. A highlight of the garden is large pond to the rear with wooden pergola over and a decked seating with an abundance of flowers and shrubs.

### LOCATION

The village of Faulkland is located ten miles from Bath and its' neighbouring village of Norton St Phillip is only three miles where a primary school and Co-operative store can be found. Bath City centre is located about ten miles away, with the towns of Radstock and Midsomer Norton about six miles away where you have a wide selection of schools and amenities on offer.

### COUNCIL TAX BAND

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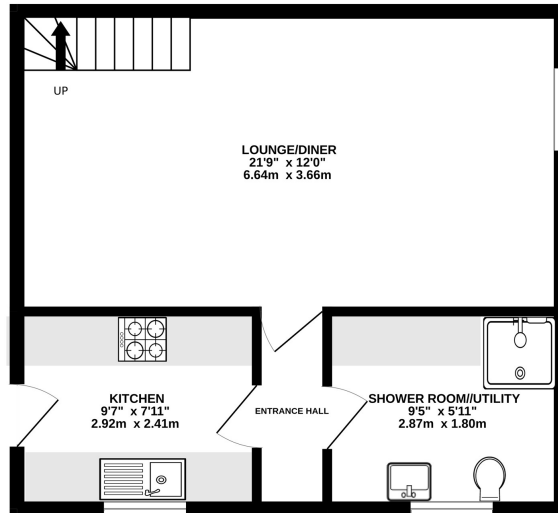




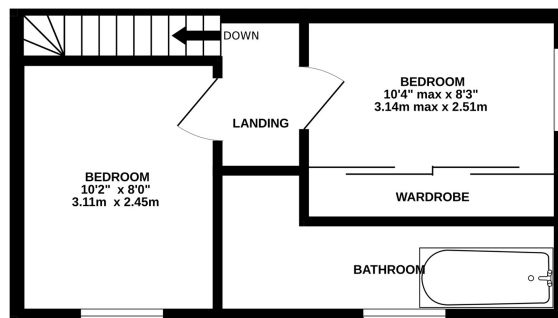




## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### MIDSOMER NORTON OFFICE

Telephone 01761 411010

14, High Street, Somerset BA3 2HP

[midsomernorton@cooperandtanner.co.uk](mailto:midsomernorton@cooperandtanner.co.uk)

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