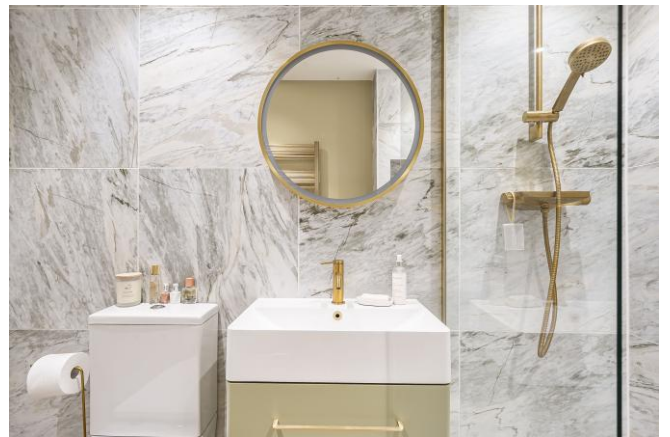


39 Goose Street, Beckington, BA11 6SS

COOPER
AND
TANNER



OIEO £395,000 Freehold

An immaculately refurbished period cottage in the heart of Beckington, featuring two double bedrooms, a stunning open-plan living space, and a sun-drenched south-facing courtyard. This beautifully presented home is just moments from village amenities and a short drive from Frome and Bath.

39 Goose Street, Beckington, BA11 6SS

 2  2  1 EPC D

OIEO £395,000 Freehold

DESCRIPTION

39 Goose Street is a charming village cottage which has been comprehensively refurbished throughout and now offers stylish, immaculate interiors and a delightful sun trap courtyard garden. The front door opens into a welcoming open-plan sitting and dining room. Exposed beams, oak flooring, and handcrafted hardwood windows with plantation shutters create an inviting and elegant feel. Two exposed brick fireplaces lend warmth and atmosphere, one featuring a wood-burning stove, ideal for cosy winter evenings. To the rear, the superbly appointed kitchen is a real highlight. Bathed in natural light from a Velux window and expansive sliding doors, the space has been thoughtfully designed to encourage a seamless flow between indoors and out. Bespoke cabinetry in soft, neutral tones is complemented by marbled stone worktops, brushed brass fittings, and a central solid wood island, perfect for informal dining or entertaining. The kitchen also includes quality integrated appliances and a generous larder-style cupboard. The sliding doors open directly onto the charming courtyard garden, a peaceful and sunny spot ideal for morning coffee or evening dining. A side gate provides convenient access to the adjoining lane.

Upstairs, the first floor features beautiful original elm floorboards leading from the landing into the principal bedroom, an elegant double with bespoke fitted wardrobes and signature William Morris wallpaper adding a touch of heritage charm. Plantation shutters and a deep window seat offer both privacy and a perfect reading nook. The contemporary shower room has been finished to a high standard with a walk-in shower, brushed brass fittings, and refined tiling, alongside cleverly integrated storage. The second bedroom occupies the top floor, a spacious double with exposed beams and excellent head height, creating a light and tranquil retreat. This is a truly special home, combining period

detail and thoughtful modern design in one of Somerset's most desirable villages, being just a short distance from the vibrant market town of Frome and within easy commuting distance of Bath.

ADDITIONAL INFORMATION

Gas fired central heating. All mains services connected.

LOCATION

The thriving village of Beckington offers a lively Anglican church, two public houses, the Mes Amis café/deli, tennis, football and cricket clubs, village hall, village school and Springmead private day nursery and prep school. Recreational facilities locally are good with Babington House, Orchardleigh Golf club, fishing, shooting and beautiful open countryside all on the doorstep. The excellent farmers' co-operative, Mole Valley Farmers, where you can purchase a huge selection of goods and the award winning Whiterow Farm Shop, with a first-class butchery, fishmonger, bakery, and delicatessen are both nearby.

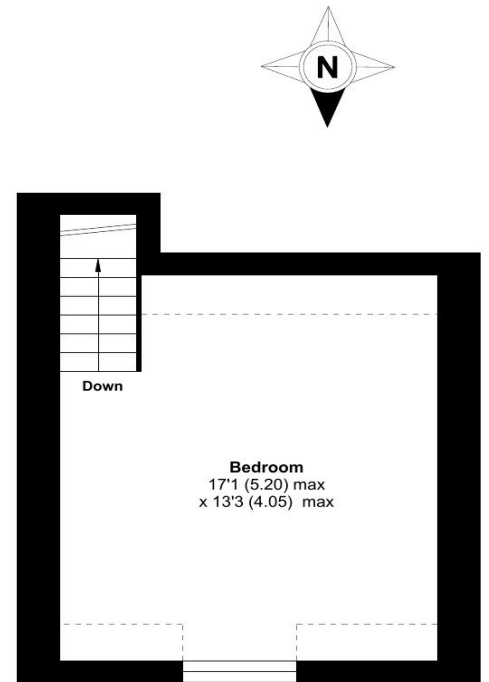
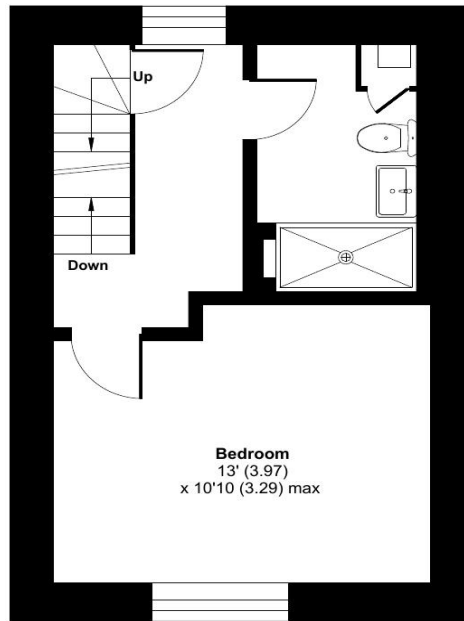
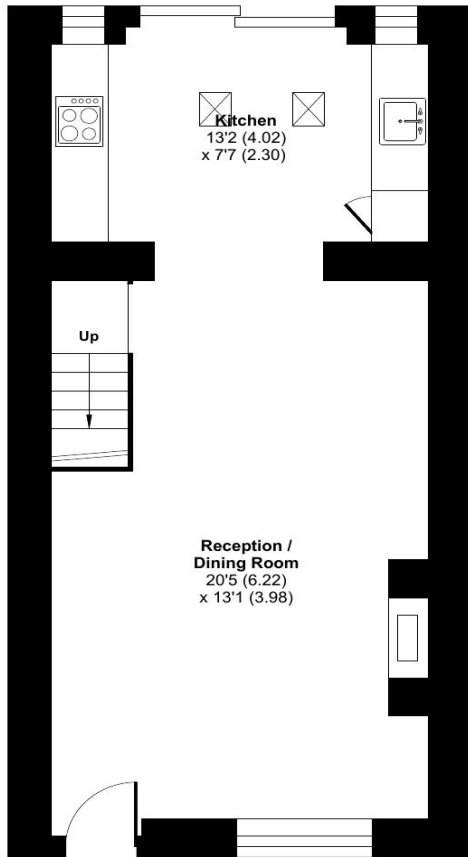
The historic market town of Frome is four miles away and features the highest number of listed buildings in Somerset. Longleat House and safari park and its many attractions are nearby. Private schools are to be found in Bath, Bruton, Castle Cary, Cranmore, Glastonbury, Street, Warminster, and Wells.





Goose Street, Beckington, Frome, BA11

Approximate Area = 829 sq ft / 77 sq m
 Limited Use Area(s) = 28 sq ft / 2.6 sq m
 Total = 857 sq ft / 79.6 sq m
 For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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: 1364520



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

