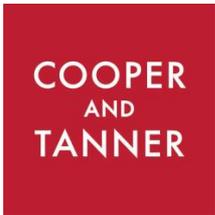


6 Lower Vobster Cottages, Lower Vobster, BA3 5RL



Offers in Excess of £300,000 Freehold

A unique opportunity to purchase a charming two-bedroom cottage set in the heart of Lower Vobster, close to Mells and Babington House.

6 Lower Vobster Cottages, Lower Vobster, BA3 5RL

 2  1  2 EPC D

OIEO £300,000 Freehold

DESCRIPTION

A charming period cottage brimming with character, set within a colourful terrace in a peaceful hamlet on the fringes of Frome.

To the front, a generous south-facing garden is beautifully arranged with established planting and a variety of seating areas, creating an ideal setting for al fresco dining and summer entertaining. An entrance porch leads into a welcoming and well-proportioned sitting/dining room. To the front, an exposed brick fireplace with inset wood-burning stove forms an attractive focal point, complemented by shelved alcoves and a large window that enjoys views across the garden and towards the river beyond, allowing for an abundance of natural light. Timber floorboards enhance the room's warmth and character, while to the rear there is ample space for a dining table, a window overlooking the garden, and stairs rising to the first floor.

The kitchen lies to the rear and is fitted with a range of contemporary white handleless units, offering generous work surfaces, floating wall shelving and integrated appliances including an electric oven and hob, with space for a washing machine. Patio doors open directly onto the rear garden and provide access to the studio.

On the first floor, a double bedroom to the front features a built-in wardrobe and an attractive fireplace. The family bathroom has been thoughtfully refurbished, showcasing terracotta herringbone tiling and a freestanding bath with brass fittings. The master bedroom occupies the second floor, enjoying elevated views over the rear garden and surrounding countryside, and benefits from a stylish en-suite wet room, also recently updated, as well as generous eaves storage.

OUTSIDE

Externally, the rear garden is arranged in a traditional cottage style, with a lawned area, an abundance of shrubs and planting, and space for vegetable beds. A useful insulated studio with power, sound dampening and skylight is attached to a secure garden shed. Communal pathways run along the rear of the terrace and at the top of the gardens, leading to a communal parking area, with access to an EV car charging port. Beyond the garden lie open fields belonging to the Mells Estate.

The terrace itself enjoys a friendly and active community atmosphere and is conveniently located for the nearby villages of Mells and Coleford, with the renowned Babington House within walking distance.

ADDITIONAL INFORMATION

Solid fuel heating. Solar Panels, mains electricity and water. Private drainage.

LOCATION

Lower Vobster is located approximately 1.7 miles from the popular village of Mells, which continues to be one of the most sought-after villages in the area. Lower Vobster has a fantastic community which involves regular events and social meetings throughout the year. Mells village offers a junior school, a public house of excellent reputation and a local Post Office/village shop. The market town of Frome is within a short drive.

The cities of Bath and Bristol are both within commuting distance, and a variety of private schools such as Downside, in Stratton on the Fosse and Millfield towards Glastonbury and Street, plus a wide variety in Bath as well.



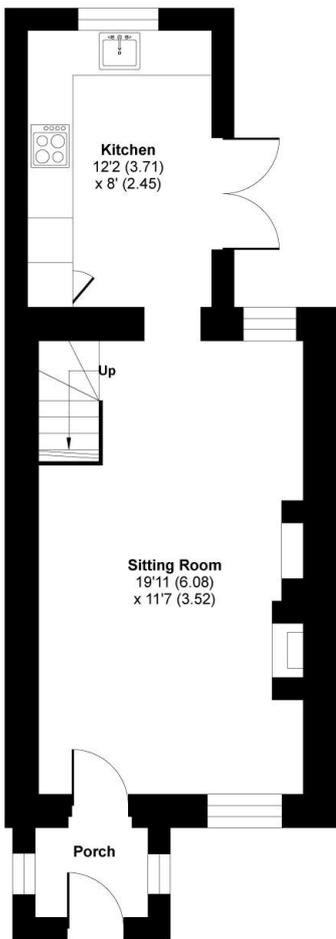


Lower Vobster Cottages, Lower Vobster, Radstock, BA3

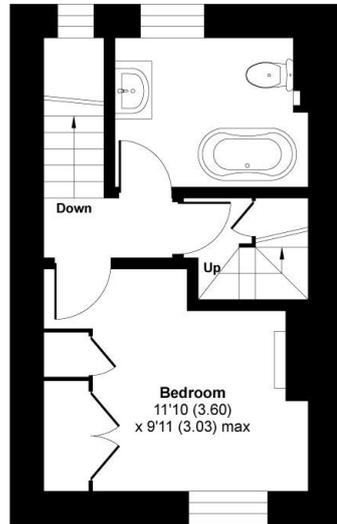
Approximate Area = 705 sq ft / 65.4 sq m
 Limited Use Area(s) = 149 sq ft / 13.8 sq m
 Outbuilding = 65 sq ft / 6 sq m
 Total = 919 sq ft / 85.2 sq m
 For identification only - Not to scale



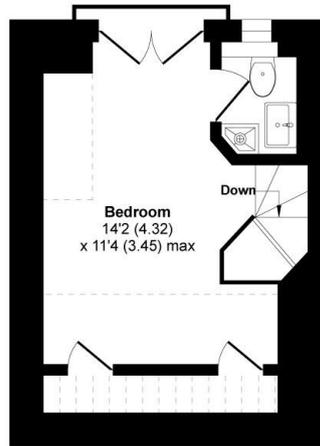
Denotes restricted head height



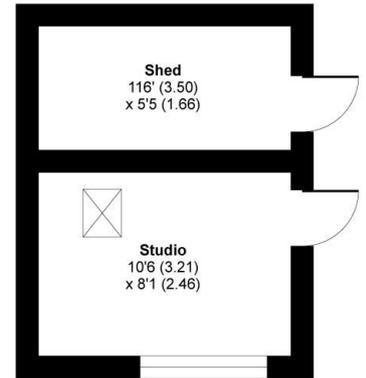
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



OUTBUILDING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporal Produced



FROME OFFICE
 Telephone 01373 455060
 6 The Bridge, Frome, Somerset, BA11 1AR
frome@cooperandtanner.co.uk



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.

