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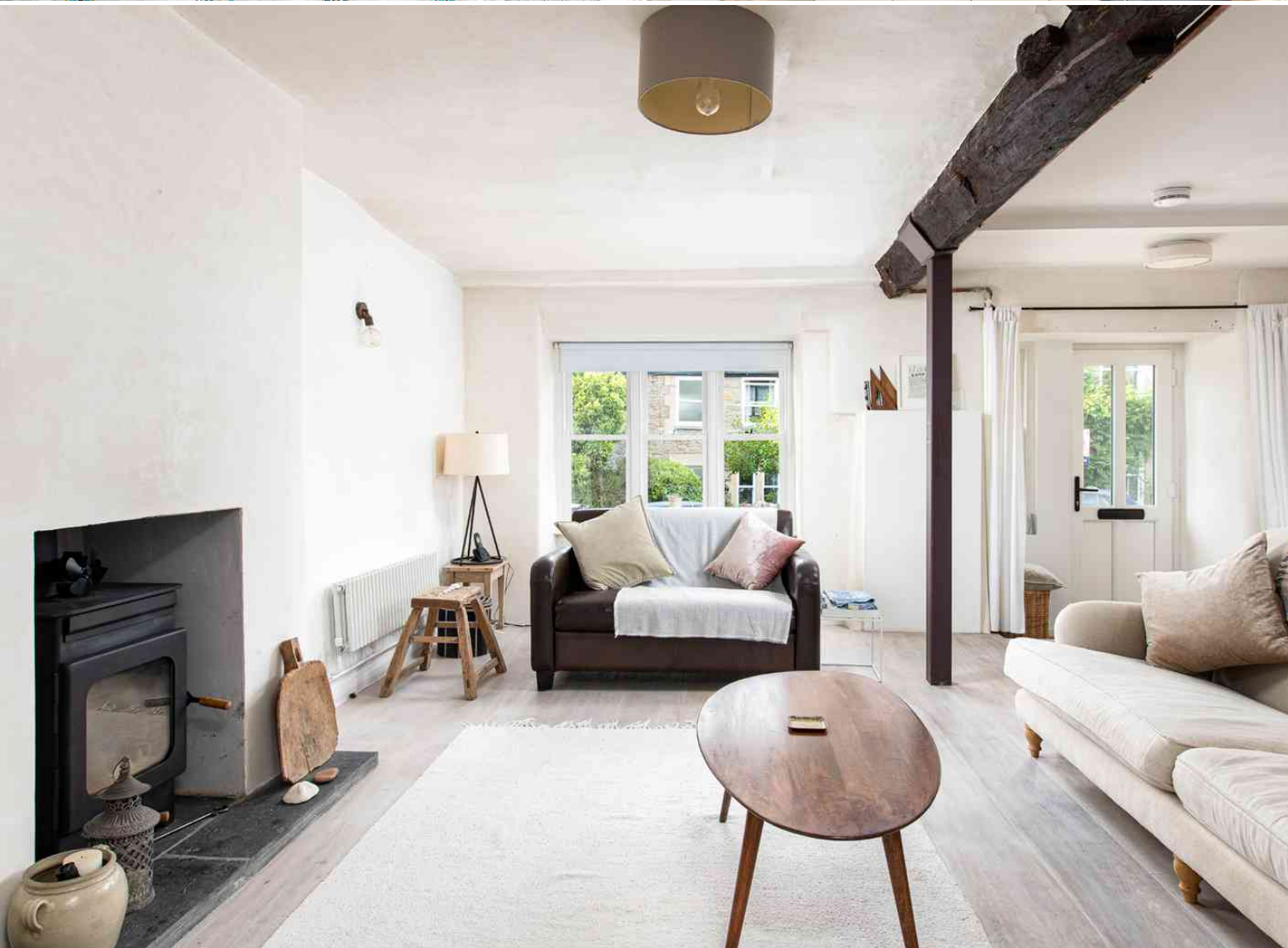
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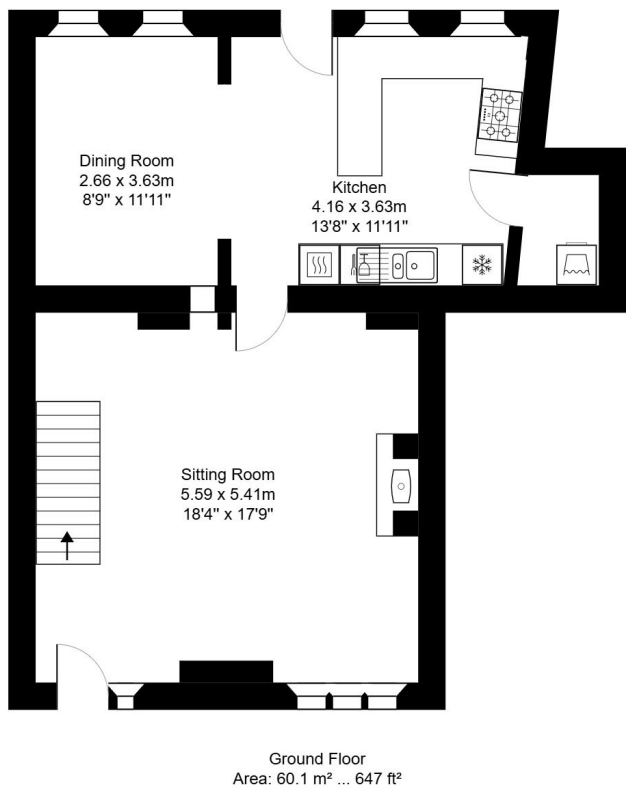
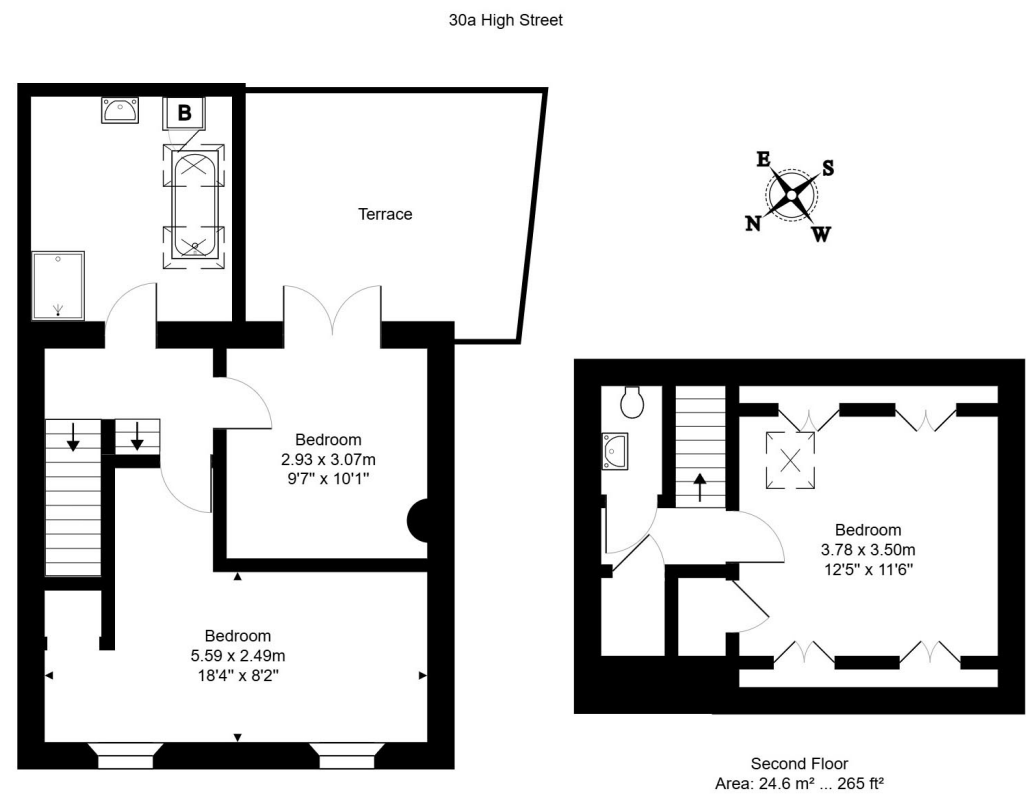
Bath & Bradford on Avon

Residential Sales



High Street, Rode





Total Area: 127.8 m² ... 1376 ft² (excluding terrace)

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.

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30a High Street
Rode
Frome
BA11 6PA

Situated in the very heart of the picturesque and historic village of Rode, this beautifully presented 3 bedroom period cottage seamlessly blends timeless character with contemporary charm, offering an exceptional opportunity to acquire a truly delightful home.

Tenure: Freehold

£495,000

Situation

30a High Street is situated in the heart of the popular Somerset village of Rode. The village benefits from Rode First School, a Post Office/village store, 2 public houses (The Cross Keys and The Mill at Rode) and St Lawrence Church. The surrounding countryside provides excellent walks including meandering strolls along the River Frome.

The village is also well positioned for access to surrounding towns, which include Trowbridge (approx. 4 miles), Bradford on Avon (approx. 5 miles), Frome (approx. 5 miles) and Warminster (approx. 8 miles). Amenities including retail outlets, pubs and restaurants, cinema and sporting facilities can be found within these towns along with rail links.

The World Heritage City of Bath (approx. 10 miles) provides a complete range of retail outlets together with many other amenities including The Theatre Royal, a number of fine restaurants and excellent sporting facilities. There is also a mainline railway station providing direct access to London Paddington, Bristol and south Wales.

The M4 motorway junctions 17 and 18 are both approximately 20 miles and access to the M3 via the A303 is also easily reached.

General Information

Services: We are advised that all mains services are connected.
Heating: Gas fired central heating
Local Authority: Somerset Council
Council Tax Band: Band C

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Description

Ideally located in the very centre of the picturesque and ever popular village of Rode, this beautifully presented 3 bedroom period residence perfectly balances timeless character with high quality modern living. Set just moments from local amenities, the property offers an exceptional opportunity to own a stylish home in a highly sought after location.

Step inside and be immediately impressed by the sense of space and natural light. The generous sitting room features a striking original internal window, a characterful fireplace with log burner and stairs rising to the first floor. To the rear, the open plan kitchen and dining area has been thoughtfully refurbished to a high standard, offering a contemporary kitchen with granite worktops, integrated appliances and a large larder/utility cupboard. The dining area retains charming period features and opens directly onto a secluded courtyard garden, ideal for alfresco dining and entertaining.

Upstairs, the first floor provides 2 well proportioned double bedrooms, one with direct access to a private, decked roof terrace. A recently refitted 4 piece family bathroom offers a spacious walk-in shower, a freestanding bath and modern fixtures throughout. The second floor provides a versatile third double bedroom, ample built-in storage, and a convenient cloakroom, ideal as a guest suite, home office, or creative space.

Externally, the home enjoys a private and low maintenance rear courtyard garden, in addition to the charming roof terrace. An allocated parking space is located to the rear of the property.

Offered to the market with no onward chain, this character filled home is a rare find in a truly special village setting.

Accommodation

Ground Floor

Living Room

With hardwood flooring, external glazed door, mat well, front aspect sash windows, exposed beams, recessed alcoves, internal window to dining area, fireplace with log burner, 2 radiators.

Dining Area

With tiled flooring, 2 rear aspect windows, radiator, open plan to:-

Kitchen

With tiled flooring, rear aspect window, partially glazed external door to garden, a range of floor and wall mounted units having granite worktops, integrated dishwasher, fridge, freezer, eye level oven, 5 ring gas hob, stainless steel sink, radiator, utility cupboard with built-in storage and space and plumbing for washing machine.

First Floor

Landing

With stairs rising to second floor

Bathroom

With tiled flooring, double width walk-in shower, bath, WC, wash hand basin, built-in storage, side aspect Velux windows, cupboard housing gas fired boiler providing domestic hot water and central heating, radiator.

Bedroom 1

With wood effect flooring, 2 front aspect sash windows, exposed beams, radiator, built-in storage with shelving.

Bedroom 2

With exposed beams, radiator, glazed double door to roof terrace.

Second Floor

Landing

With built-in storage cupboards.

Cloakroom

With WC, wash hand basin.

Bedroom 3

With rear aspect Velux window, radiator, built-in storage, eaves storage.

Externally

Garden and Parking

Externally, the home enjoys a private and low maintenance rear courtyard garden, in addition to the charming roof terrace. An allocated parking space is located to the rear of the property.

