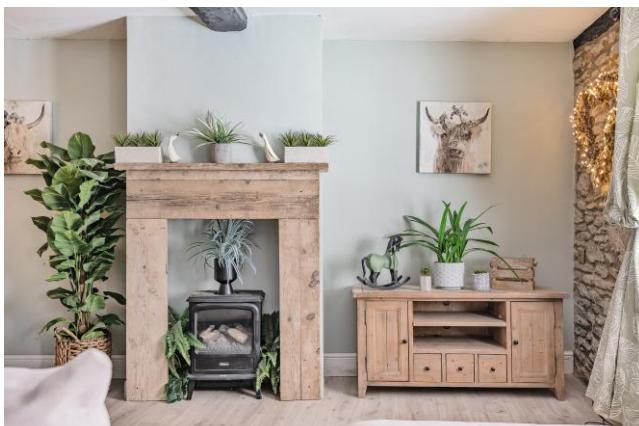


# 2 West Terrace, Woolverton, BA2 7QS

COOPER  
AND  
TANNER



Offers in the Region of £265,000 Freehold

A beautifully presented Grade II listed stone cottage in the well-located hamlet of Woolverton. This charming one-bedroom home combines period character with modern finishes, featuring a stylish kitchen/dining room, generous double bedroom with en-suite, private rear garden and garage. Well placed for access to Bath and Frome, with excellent local amenities and countryside walks close by. Offered to the market chain free.

# 2 West Terrace, Woolverton, BA2 7QS

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## Offers in the Region of £265,000 Freehold

### DESCRIPTION

A delightful Grade II listed stone cottage, full of charm and character, tucked within a small mid-terrace setting in the hamlet of Woolverton. The property has been thoughtfully updated while retaining its period features and offers a beautifully presented one-bedroom home with a private garden and garage.

The front door opens into a welcoming sitting room, showcasing exposed and treated ceiling timbers, areas of natural stonework, and a feature wooden fireplace. A large window brings light to the room, complemented by wood-effect flooring, a radiator, and useful storage beneath the stairs. An open archway leads through to the kitchen/dining room, which has been recently refurbished to a high standard. Fitted with a range of contemporary wall and base units beneath slate work surfaces, the kitchen includes a ceramic sink with mixer tap, a built-in oven with four-ring halogen hob and extractor hood above, integrated fridge/freezer, washer/dryer, and a pull-out spice rack. A rear-facing window provides garden views, while a door gives access outside. The dining area has space for a table and seating, along with a radiator.

On the first floor, the landing leads to a generous double bedroom with two front-facing Georgian-style windows, fitted wardrobes offering ample storage, and access to the loft space. The room benefits from two radiators and recessed lighting. The en suite bathroom is well-appointed with a freestanding double-ended bath and shower attachment, pedestal wash basin, low-level WC, part-tiled walls in blush tones, heated towel rail, and a rear window.

Outside the rear garden is arranged with a brick-paved patio, steps rising to a graveled area, and mature hedge and fence borders offering privacy. A gate at the far end leads to a path with access to a single garage en bloc, fitted with an up-and-over door.

### ADDITIONAL INFORMATION

Gas fired central heating. Mains gas, water, electricity. Private drainage shared with other properties along the terrace.

### LOCATION

Woolverton is a charming community approximately eight miles south of Bath and four miles from Frome. Nearby villages including Rode, Beckington, and Norton St Philip provide everyday amenities such as shops, post offices, farm stores, and a doctor's surgery, along with two well-regarded primary schools. There are several excellent pubs and eateries in the surrounding area, including The Red Lion within walking distance, The Mill at Rode, and The George at Norton St Philip. Woolverton also benefits from a regular bus service running between Bath and Frome.

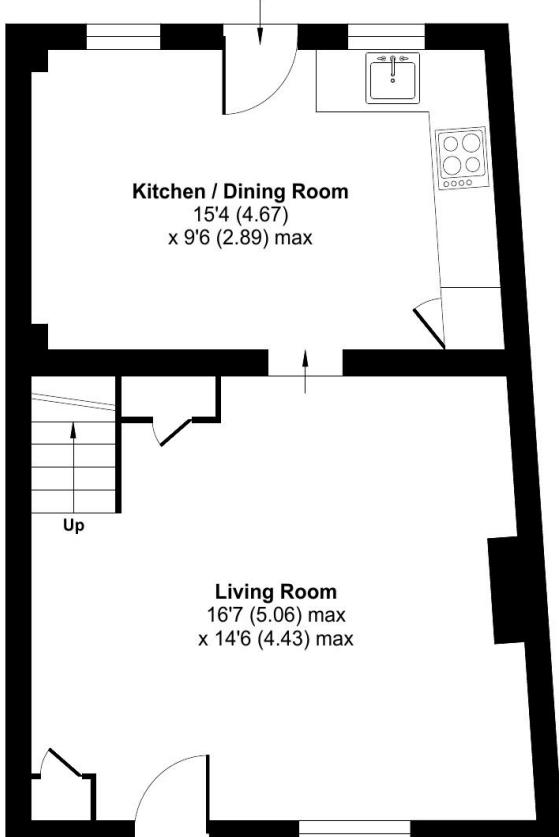




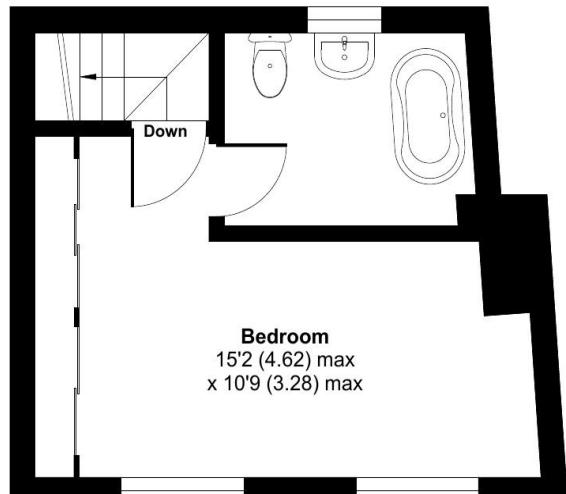
## West Terrace, Woolverton, Bath, BA2

Approximate Area = 596 sq ft / 55.3 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST 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: 1345019



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