

# Vine Tree Cottage,

Buckland Dinham, BA11 2QT

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AND  
TANNER



£450,000 Freehold

Vine Tree Cottage is a beautifully presented vine covered, three-bedroom semi-detached stone cottage with a thoughtfully updated interior. This property is ideal for those seeking a tranquil countryside retreat with convenient access to local amenities.

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## DESCRIPTION

Upon entering you are welcomed into a functional hallway, currently used as a home office, with ample storage for coats and boots, offering a practical and versatile space. Just off the hall, a well-appointed downstairs shower room provides added convenience for family and guests alike. The heart of the home is the spacious sitting room, featuring stunning exposed beams and a striking inglenook fireplace that exudes warmth and character. This inviting space is perfect for relaxing evenings or entertaining guests. To the rear of the property, the generously proportioned modern kitchen is a true delight. Boasting stylish cabinetry, granite worktops, and smart modern tiling, this kitchen is both functional and aesthetically pleasing with views out to the garden. There is plenty of room for a large dining table and chairs, making it an ideal spot for family meals and gatherings. The kitchen has the added benefit of underfloor heating. Flowing seamlessly from the kitchen is a large and comfortable conservatory, offering additional living space filled with natural light and providing a delightful view of the garden.

Upstairs, the home continues to impress with three well-sized bedrooms, each offering a peaceful retreat. The master bedroom benefits from a built-in wardrobe, providing excellent storage. A spacious family bathroom with power shower over the bath, and a large linen cupboard on the landing add to the home's practicality. The loft is fully insulated.

Neutrally decorated throughout, this charming cottage has been meticulously maintained, featuring new radiators and

double glazing to the rear of the property, to ensure year-round comfort. For a cottage, this home is exceptionally light and bright, adding to its appeal.

## OUTSIDE

To the rear, the lovingly maintained garden is a true highlight, mainly laid to lawn with beautifully planted borders that add bursts of colour and charm. It offers a private and serene outdoor space, perfect for relaxation or alfresco dining. The space is fully enclosed, private, and also benefits from a single garage and off-street parking, providing secure and convenient storage for vehicles and outdoor equipment.

## AGENT'S NOTE

Please be aware this property falls within the Buckland Dinham Conservation Area.

## ADDITIONAL INFORMATION

Electric heating. No gas. All other mains services are connected.

## LOCATION

Buckland Dinham is an historic village situated in picturesque rolling Somerset countryside close to Frome. The village offers a public house and the Parish Church of St. Michaels. There are many footpaths and bridleways locally as well as the neighbouring estates of Orchardleigh and Ammerdown. The private members club of Babington House is approximately 3.5 miles away and offers extensive leisure facilities. Frome meets all day to day needs and the Georgian city of Bath is the closest city and offers a mainline high speed rail service to London (Paddington).











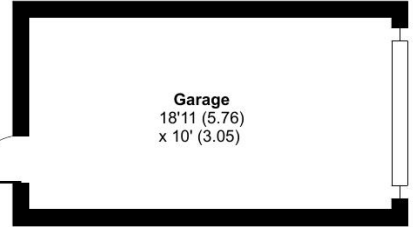
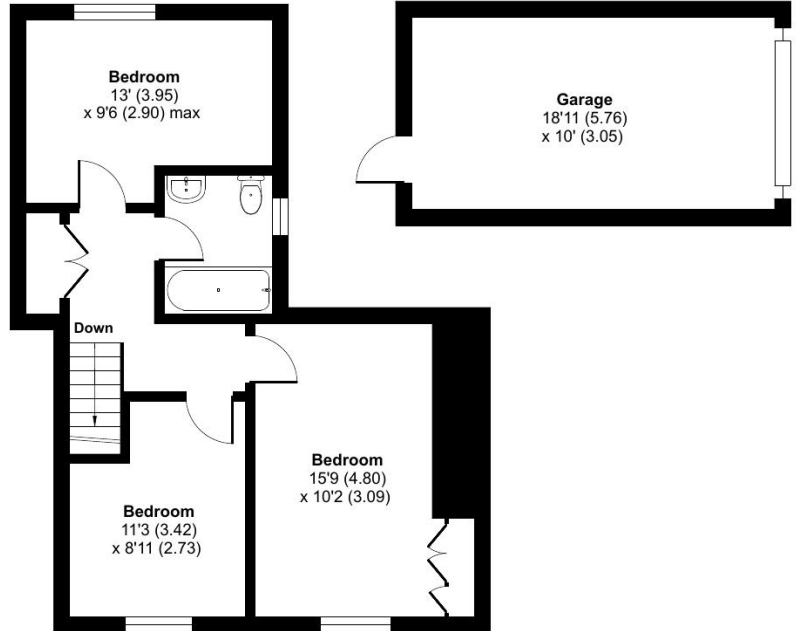
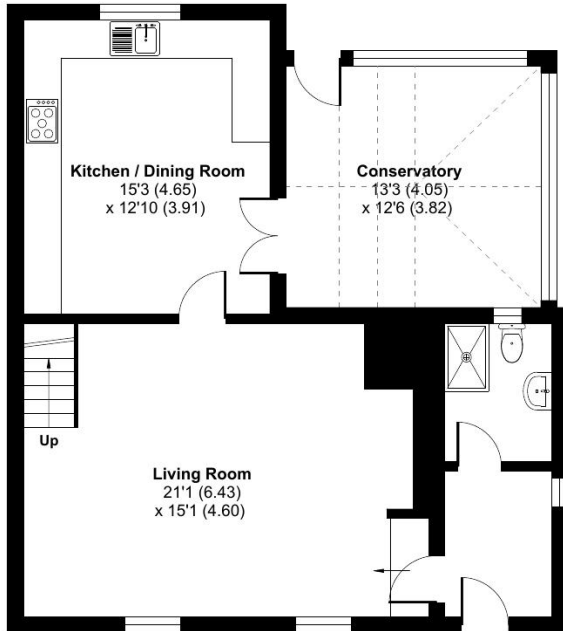
## High Street, Buckland Dinham, Frome, BA11

Approximate Area = 1310 sq ft / 121.7 sq m

Garage = 189 sq ft / 17.5 sq m

Total = 1499 sq ft / 139.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Cooper and Tanner. REF: 1269968



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