

7 Lower Street,

Rode, BA11

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Guide £550,000 - £600,000

A substantial detached home in need of renovation and improvement but offering a huge amount of scope and potential.

7 Lower Street, Rode, BA11 6PU

 5  2  2 EPC TBC

Guide £550,000 - £600,000 Freehold

DESCRIPTION

7 Lower Street is a substantial period detached house that now requires a scheme of renovation and improvement with the option to reconfigure the existing layout to suit a variety of living requirements, with space to create an annexe or indeed to divide the property into two, or potentially three dwellings. All subject of course to gaining the necessary consents.

The main house currently comprises an entrance hall with stairs rising to the first floor and doors leading to the kitchen and principal reception room. From the sitting room a door leads to a second large reception room. Beyond the kitchen is a large utility room with an enclosed staircase leading to the first floor.

On the first floor there are four bedrooms, one with an ensuite bathroom and one with a dressing room. There is a large internal landing that, if the accommodation was reconfigured, could provide a fifth bedroom. There is a further room on the second floor.

The Cottage

Adjoining the house and linked to the main accommodation through a door on the ground floor in the utility room is the Cottage.

This space comprises a single ground floor room, a room on the first floor and one on the second floor. This area is in a particularly poor state of repair.

The Store

Adjoining the house is a former store which is accessed via a door from the garden. Arranged over two floors with a room on each.

Outside

7 Lower Street sits in a lovely mature garden which lies predominantly to the rear of the house.

A large garage adjoins the property with parking for a couple of vehicles to the front.

LOCATION

Rode is one of the area's most popular and sought-after villages, with a green at its centre. It is within commuting distance of both Bath and Bristol and offers easy access to the adjoining towns of Frome, Bradford on Avon and Trowbridge, while Westbury has a regular fast connection to London Paddington. Village amenities include pubs, a very popular primary school, post office/general store with fantastic café, village hall and playing fields. Private schools are to be found in Bath and Warminster.

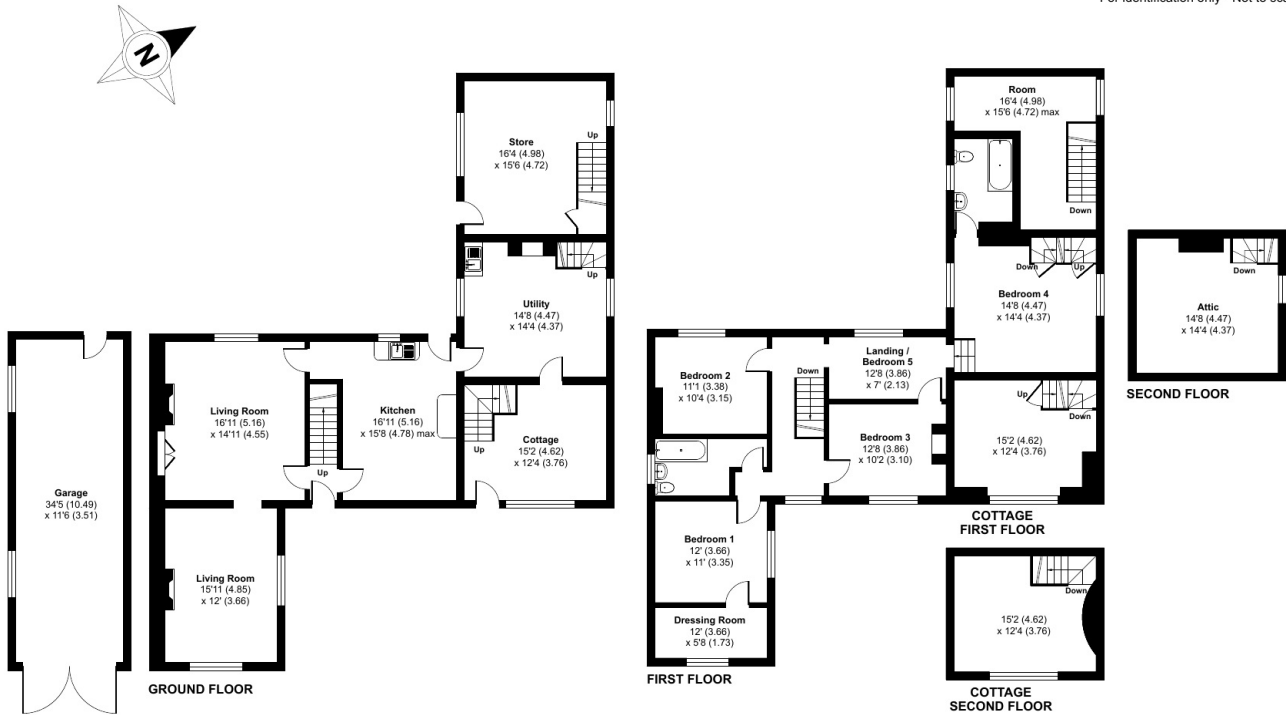




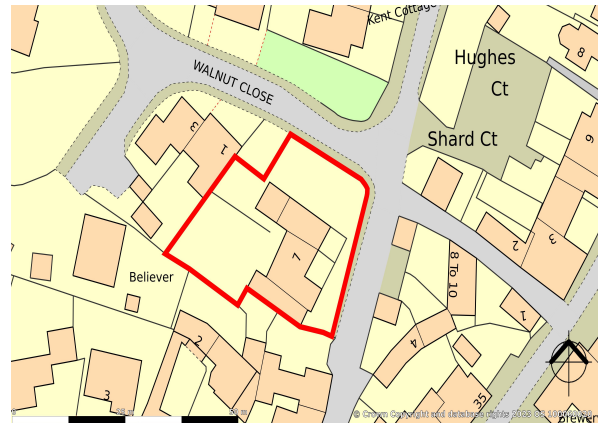
Lower Street, Rode, Frome, BA11

Approximate Area = 3581 sq ft / 332.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Cooper and Tanner. REF: 989232



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