

# 4a Bath Road, Beckington, BA11 6SW

COOPER  
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TANNER



£395,000 Freehold

Combining old and new seamlessly, this stylish and well-proportioned two-bedroom cottage enjoys attractive walled gardens and is positioned within one of the most sought-after villages between Frome and Bath.

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## DESCRIPTION

Steeped in history, this attractive Grade II listed cottage lies in the centre of this highly sought after village and represents a very exciting opportunity. With lots of charming features combined with naturally light open living space, this house offers the very best of old and new.

The front door opens into an incredible spacious and naturally light living room which includes wooden floors, attractive cast iron radiators and a set of wooden double doors with intricate carving leads you through you the fabulous kitchen/dining room. The kitchen/dining room is a great size, open plan in arrangement and with almost the entire back wall made of glass, it is a light and airy space with a pleasant view across the walled gardens. There are a range of stylish units and attractive worktops, room for appliances, space for a table and chairs and access through to the downstairs shower room.

The stairs rise to a really flexible, multi-purpose space which also enjoy an outlook across the garden. Currently used as an office/reading area, this could comfortably become an occasional guest room or an additional reception room.

There are two good size double bedrooms (one of which includes fitted storage) and a beautifully finished bathroom.

## OUTSIDE

The garden lies to the rear of the cottage and is fully enclosed with a good degree of privacy. There is a seating area adjoining the doors from the kitchen, perfect for entertaining with the nice weather. Beyond is attractive stone walling, a further raised seating area and room for pots and plants.

## ADDITIONAL INFORMATION

Gas fired central heating. Mains water, gas and electricity.

## LOCATION

The thriving village of Beckington offers a lively Anglican church, two public houses, the Mes Amis café/deli, tennis, football and cricket clubs, village hall, village school and Springmead private day nursery and prep school. Recreational facilities locally are good with Babington House, Orchardleigh Golf club, fishing, shooting and beautiful open countryside all on the doorstep. The excellent farmers' co-operative, Mole Valley Farmers, where you can purchase a huge selection of goods and the award winning Whiterow Farm Shop, with a first-class butchery, fishmonger, bakery, and delicatessen are both nearby. The historic market town of Frome is four miles away and features the highest number of listed buildings in Somerset. Longleat House and safari park and its many attractions are nearby. Private schools are to be found in Bath, Bruton, Castle Cary, Cranmore, Glastonbury, Street, Warminster, and Wells.

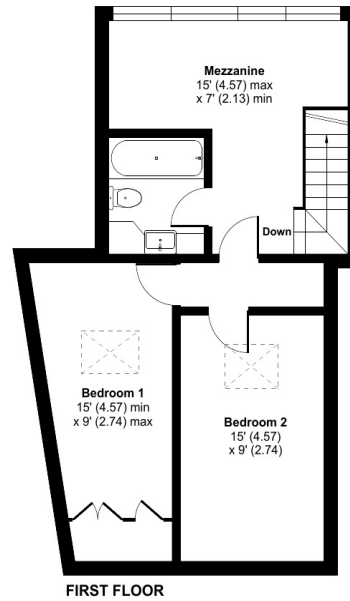
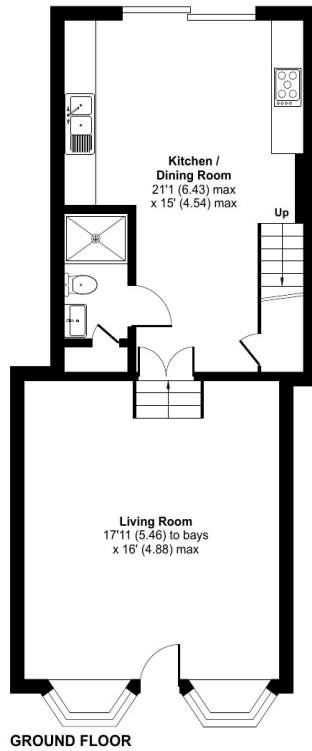




# Bath Road, Beckington, Frome, BA11

Approximate Area = 1147 sq ft / 106.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richecom 2023. Produced for Cooper and Tanner. REF: 1042339



## FROME OFFICE

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