



38 High Street, Rode

£685,000 Freehold

COOPER  
AND  
TANNER







# 38 High Street, Rode, BA11 6PA

 4  2  2 EPC N/R

£685,000 Freehold

## DESCRIPTION

An attractive double fronted, Grade 2 listed village centre home, believed to date back to the 15th Century with period features throughout, charming gardens, a garage, a two-storey workshop and parking.

The front door opens into a very spacious, naturally light, dual aspect dining room which has plenty of space for a table and chairs and additional furniture and is currently used as a music room.

The sitting room benefits from two windows overlooking the green to the front and includes attractive exposed beams and an inglenook fireplace housing an impressive woodburning stove. It's an excellent size with room for sofas and a table and chairs.

The kitchen/breakfast room is to the rear, adjoining the gardens. Dual aspect, the kitchen is another light and airy space with a tiled floor, a range of units topped with wooden worktops, an Aga and room for further appliances. There is space for a table and chairs, and a door leads out to the gardens, perfect for Al-fresco dining in the warmer months.

On the first floor there are four bedrooms, three doubles and a single. There is a family shower room in addition to a separate W.C. The master bedroom is a fabulous triple aspect room with a fireplace. There is also a first-floor study.

## ADDITIONAL INFORMATION

Mains gas central heating. All mains services are connected.

## OUTSIDE

Outside there are stunning, walled, well stocked gardens to the rear with a good degree of privacy and a wide variety of mature shrubs and plants providing colour all year round. There are multiple areas for seating.

There is a spacious 26'-foot-long garage with two windows and double doors to the front. Beyond is a very useful workshop space which also provides space for utilities in addition to the gardener's loo. Stairs from the workshop lead to a first-floor multipurpose space which could suit a variety of requirements such as a work-from-home space. There is further potential with the outbuildings, subject to the relevant consents being obtained.

## LOCATION

Rode is one of the area's most popular and sought-after villages, with a pretty green at its centre, and lots of country walks including along the wooded riverside. It is within commuting distance of both Bath and Bristol and offers easy access to the adjoining historic towns of Frome and Bradford on Avon, and has regular fast connection to London Paddington from Bath, Bradford on Avon or Westbury.

There are regular bus services to Frome, Bath and the surrounding villages, and good links to the M4, M5 and A36/A303.

Private schools are to be found in Bath and Warminster. Village amenities include great pubs with a lot of social events, a thriving local café/shop/Post Office where villagers often meet for morning coffee and a natter, a very popular primary school, village hall and playing fields.



















**Local Information:** Frome.

**Local Council:** Somerset.

**Council Tax Band:** F

**Heating:** Mains gas central heating.

**Services:** Mains electricity, water and drainage.

**Tenure:** Freehold.



#### Motorway Links

- A303, A36
- M4, M5



#### Train Links

- Bath, Bristol, Paddington and Waterloo
- Westbury



#### Nearest Schools

- There are a wide range of nurseries, first and middle schools within Frome, in addition to Frome College.
- Warminster and Wells.



## High Street, Rode, Frome, BA11

Approximate Area = 1715 sq ft / 159.3 sq m

Limited Use Area(s) = 74 sq ft / 6.8 sq m

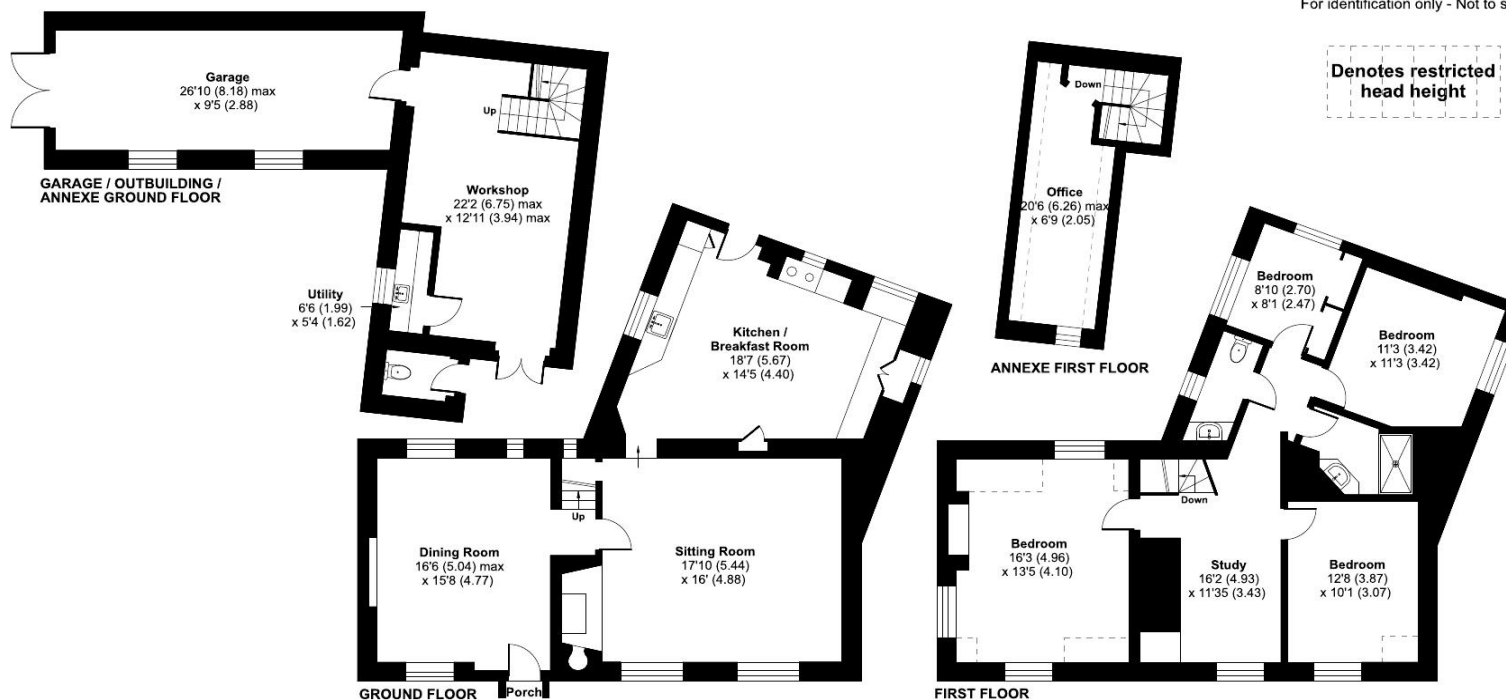
Annexe = 414 sq ft / 38.4 sq m

Garage = 249 sq ft / 23.1 sq m

Outbuilding = 20 sq ft / 1.8 sq m

Total = 2472 sq ft / 229.4 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). © nichecom 2025. Produced for Cooper and Tanner. REF: 1265828

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