

# 4 Lower Vobster Cottages, Lower Vobster, BA3 5RL

COOPER  
AND  
TANNER



OIEO £250,000 Freehold

A unique opportunity to purchase a charming two-bedroom cottage set in the heart of Lower Vobster, close to Mells and Babington House.

# 4 Lower Vobster Cottages, Lower Vobster, BA3 5RL

 2  1  1 EPC F

OIEO £250,000 Freehold

## DESCRIPTION

A period cottage with large gardens within this pretty, semi-rural location just a few minutes' drive of Mells and Babington House.

As you enter the home into the living room, you have lovely views to the front of the property, plenty of natural light and there is an open fireplace. At the rear of the property, you have the kitchen. The kitchen has a range of wall and base units, a Belfast sink and a Stanley Range cooker which is multi-fuel and can burn solid fuels. From here you also have access to the rear garden. There is also a bathroom on the ground floor.

On the first floor you have access to two good sized bedrooms. The bedroom to the front is the main bedroom and enjoys lovely views over the river. The second bedroom to the rear is currently used as an office and enjoys views of the rear garden and also views extending onto the Mells estate.

## OUTSIDE

The garden to the rear is mainly laid to lawn and is south facing. There is a useful log store and overlooks the Mells estate parkland. The garden to the front has a path leading to the front door and has a variety of plants and shrubs. There is plenty of parking to the side of the rank of houses.

## AGENT'S NOTE

Cooper and Tanner would like to make any prospective buyers aware that there is a right of way across the back of the houses to provide access.

## ADDITIONAL INFORMATION

Solid fuel heating. Mains electricity and water. Private drainage.

## LOCATION

Lower Vobster is located approximately 1.7 miles from the popular village of Mells, which continues to be one of the most sought-after villages in the area. Lower Vobster has a fantastic community which involves regular events and social meetings throughout the year, e.g., quiz nights, the Christmas carols at the Vobster Inn, boules competitions in summer. Mells village offers a junior school, a public house of excellent reputation and a local Post Office/village shop. The Country House Hotel of Babington House is within just a few miles and the market town of Frome is within a short drive.

The cities of Bath and Bristol are both within commuting distance, and a variety of private schools such as Downside, in Stratton on the Fosse and Millfield towards Glastonbury and Street, plus a wide variety in Bath as well.



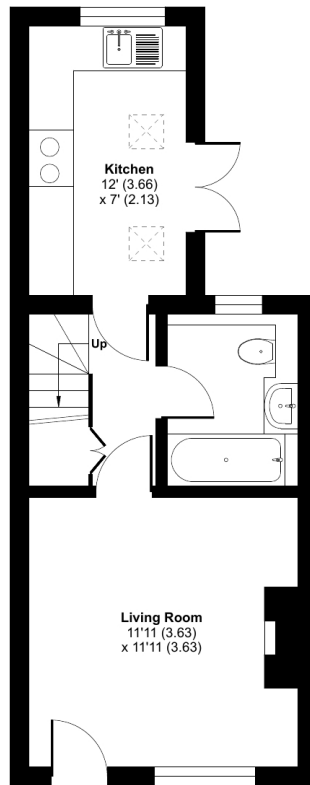




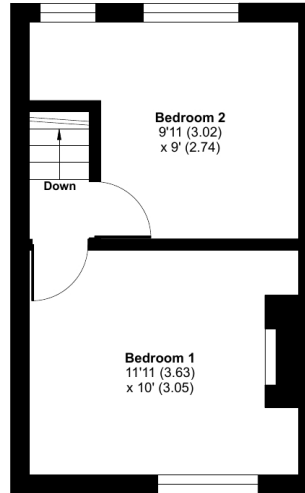
# Lower Vobster, Radstock, BA3

Approximate Area = 574 sq ft / 53.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Cooper and Tanner. REF: 1068876



## FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

[frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

