

# 2 Gladstone Cottages,

Edford Green, Holcombe, BA3 5DB

COOPER  
AND  
TANNER



£285,000 Freehold

A two-bedroom semi-detached property located in the heart of Holcombe, enjoying far-reaching views of surrounding countryside.

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**£285,000 Freehold**

## DESCRIPTION

The opportunity has arisen to purchase this charming two-bedroom cottage, positioned within the heart of the beautiful village of Holcombe.

The accommodation comprises an entrance hall which provides access to the downstairs bathroom, the kitchen/diner and provides ideal storage for coats and shoes. Beyond the kitchen/diner is the sitting room which was extended by the previous vendors and now provides an extra family room.

The family bathroom offers a white, three-piece suite including bath with shower over, wash hand basin and w.c. There is also a heated towel rail.

The kitchen is well equipped with a range of wall and base units, offering an abundance of storage space for utensils, pots and pans. There is ample worktop/preparation space and room for a freestanding washing machine and oven. The boiler is housed in the corner of this room. There are stairs leading up to the first floor from here. There is also a characterful exposed brick wall.

From the kitchen/diner, a doorway leads through to the sitting room. This is a truly welcoming and cosy space, with a wood burner being the focal point of the room. Beyond the sitting room is the family room, providing an extra seating area/playroom or additional dining space. This room is really versatile, and can be furnished in various different ways, dependent on the new owner's needs/preferences. French doors lead out onto the garden from here.

## FIRST FLOOR

On the first floor, there are two double bedrooms. Both

bedrooms offer ample space for a double bed and additional furniture. Bedroom one is situated toward the rear of the home, overlooking the garden and enjoying wonderful, far-reaching views across neighbouring countryside.

## OUTSIDE

To the front of the property, there is off-road parking for one car, but on-street parking is also available in close proximity to the home.

To the side of the home, there is a substantial store with doors either end allowing for easy side access to the garden.

At the rear, there is a child and pet friendly garden which is fully enclosed and predominantly laid to lawn with an additional brick-built store at the end of the garden.

## ADDITIONAL INFORMATION

Mains gas, electric and solid fuel heating.  
All mains services are connected.

## LOCATION

Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres, and a cinema. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.

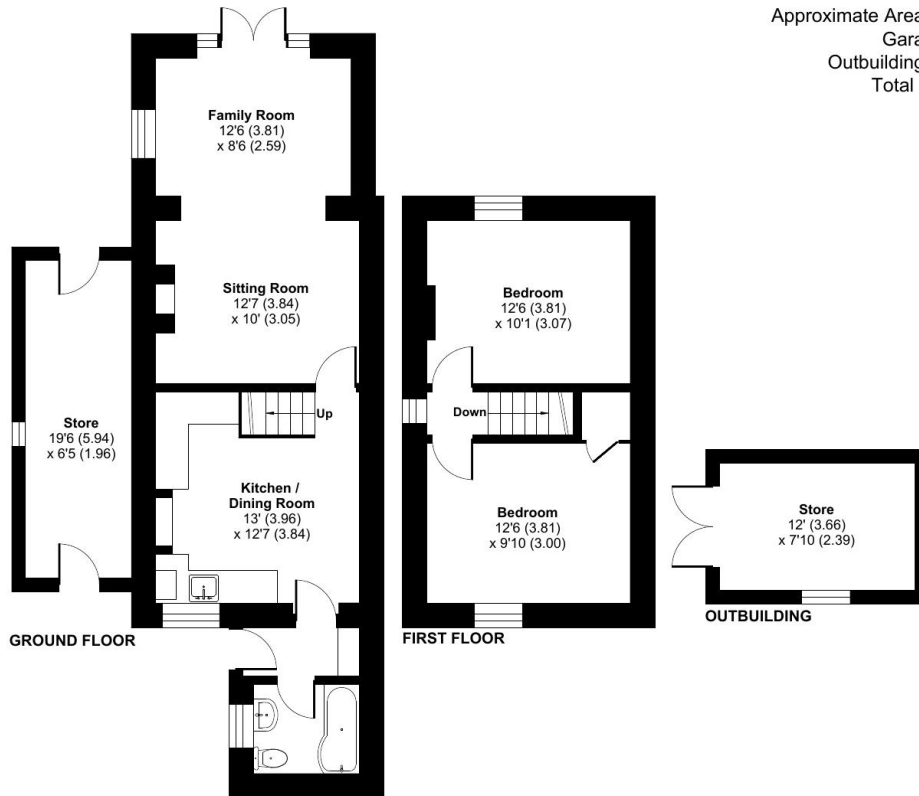




# Gladstone Cottages, Edford Green, Holcombe, Radstock, BA3



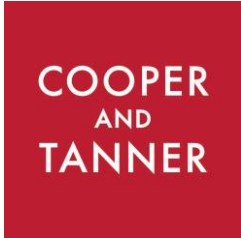
Approximate Area = 783 sq ft / 72.7 sq m  
 Garage = 94 sq ft / 8.7 sq m  
 Outbuilding = 127 sq ft / 11.7 sq m  
 Total = 1004 sq ft / 93.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecon 2024. Produced for Cooper and Tanner. REF: 1194551



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