



THE OLD RECTORY

RODE



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6 BRADFORD ROAD

RODE

BA11 6PR

An exquisite, fully restored detached former rectory, offering an abundance of elegantly proportioned living spaces, meticulously renovated to the highest standard. This remarkable residence combines timeless charm with contemporary sophistication.

- Detached former rectory
- Multiple well-proportioned reception rooms
- 5 bedrooms
- No onward chain
- Superb refurbishment to high specification
- Picturesque surrounding views
- Grade II listed
- Double garage and driveway
- Wealth of character





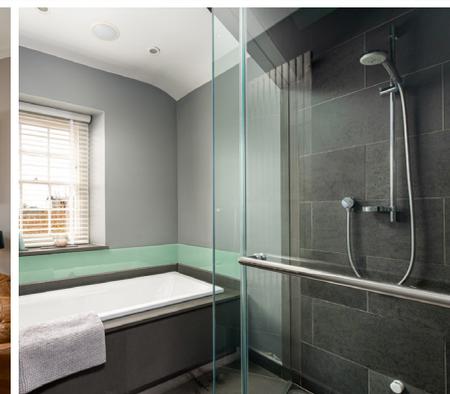
SITUATION

The Old Rectory is situated in the popular Somerset village of Rode. The village benefits from a pre-school and Rode First School, a Post Office/village store, 2 public houses (The Cross Keys and The Mill at Rode) and St Lawrence Church. The surrounding countryside provides excellent walks including meandering strolls along the River Frome.

The village is well positioned for easy access to surrounding towns. The nearby World Heritage City of Bath (approx. 10 miles) provides a complete range of retail outlets together with many other amenities including The Theatre Royal, a number of fine restaurants and excellent sporting facilities. There is a mainline railway station providing direct high speed access to London Paddington, Bristol and south Wales.

Bradford on Avon (approx. 5 miles), Frome (approx. 5 miles) and Warminster (approx. 8 miles) provide further local amenities including retail outlets, pubs and restaurants, cinema and sporting facilities, and the town of Westbury (approx. 4 miles) provides additional high speed rail options for direct access to London Paddington.

The M4 motorway junctions 17 and 18 are both approximately 20 miles from the property with easy access to the M3 via the A303.





DESCRIPTION

The Old Rectory is a distinguished period residence, originally built as a parsonage for the benefice of Rode and Woolverton in 1840, first appearing on the Tithe map of that year. Recognized for its historical significance, the property was listed by English Heritage in 1984, following its sale into private hands a decade earlier. Having undergone a fastidious renovation by the current owners, this exceptional home now offers a rare opportunity to acquire a truly remarkable and refined residence.

Extensively extended in 2016 to incorporate a beautifully designed new 'wing', this exceptional home has been thoughtfully reimagined, offering an expansive layout that seamlessly marries luxurious modern comforts with the timeless charm of its historic character. The ground floor accommodation welcomes you with a generous entrance hall, which flows effortlessly into a striking open-plan kitchen, dining, and family room. Featuring bespoke contemporary cabinetry, a five-ring gas hob, a Mercury oven, and elegant granite worktops, the kitchen space is both functional and stylish. A bay window introduces an abundance of natural light into a seating and dining area, combining seamlessly with the kitchen to create an ideal open plan setting for modern living and entertaining.

An additional three reception rooms offer a variety of spaces to suit every occasion. The formal sitting room, presently used as a study, is distinguished by elegant sash windows that overlook a walled garden, and a grand marble fireplace, exuding timeless sophistication. A beautifully vaulted reception room, complete with a charming mezzanine level, exposed beams, and a feature log burner, creates an inviting and atmospheric setting, ideal for entertaining. The generous snug, with French doors leading directly to the garden, offers a perfect retreat for relaxation. Completing the ground floor, the property also benefits from a well-appointed boot room, a stylish bar area, two guest cloakrooms, and a plant room discreetly housing the essential functions of the home.

Period features continue to grace the first floor. The principal bedroom is a true sanctuary, featuring a luxurious ensuite and an expansive dressing room, which could also serve as a fifth bedroom if desired. In addition, there are four further beautifully appointed bedrooms, each with its own characterful feature fireplace and elegant sash windows. The family bathroom is equally impressive, offering both a sumptuous bath and a generously sized double-width steam shower, creating a spa-like experience within the home.



ACCOMMODATION

GROUND FLOOR

Entrance Hall: With stone flooring, doors leading to the principal reception rooms, vaulted ceiling containing three conservation style rooflight windows, front aspect windows, a glazed door to the rear garden, and two discreet radiators supplementing the underfloor heating that extends throughout the ground floor.

Living Room: With hardwood flooring throughout, an impressive vaulted ceiling and exposed beams which amplifies the light from the triple aspect windows, discreetly integrated storage, and a feature log burner.

Mezzanine: With exposed beams, a rear aspect conservation style rooflight window, and a glass balcony overlooking the living room.

Kitchenette: With a large external door to the front of the property and a front aspect window, stone flooring, featuring a bespoke kitchenette with integrated fridge and freezer, Belfast sink and a granite worktop with direct access to the adjacent living room for seamless entertaining.

Rear Porch: With original flagstone flooring, external doors to both the front and rear of the property, and a unique Ferro bench radiator.

Cloakroom 1: With original flagstone flooring, front aspect window, wall mounted ceramic sink with hot and cold taps, toilet, wall mounted radiator/towel rail.

Reception Room/ Snug: With stone flooring, rear aspect French doors leading to the garden, feature fireplace with ornate stone surround and recessed shelving in the hearth, decorative corning and radiator.

Cloakroom 2: With stone flooring, wall mounted ceramic sink with hot and cold taps, toilet, rear aspect window, wall mounted radiator/ towel rail.

Utility: With stone flooring, rear aspect window, floor mounted units with solid granite work surfaces, plumbing incorporated for white goods such as a washing machine and tumble dryer, stainless steel sink, wall mounted drying radiator, wooden shelving for ample storage.

Pantry: With stone flooring, rear aspect window, space for a fridge/freezer, storage shelving.

Plant Room: The property benefits from newly installed electrics throughout, along with a complete overhaul of the water and heating systems, incorporating a solar thermal heating circuit. Underfloor heating extends across the entire ground floor and in the upstairs bathrooms, while instant hot water circuits are thoughtfully integrated to all taps. The boiler, hot water cylinder, data hub and all the main electrical components are housed in the plant room.

Kitchen: With bespoke handmade kitchen floor and wall mounted units, marbled granite work surface areas, Silestone upstands, double width stainless steel sink with

mixer tap and filtered cold water tap, Mercury oven with 5 ring gas hob and extractor fan, integrated dishwasher, fridges, bespoke fitted deep pan drawers and cabinets, decorative corning, stone flooring, front aspect Georgian style sash window and wooden framed glazed door to driveway.

Dining Room/Family Room: With open plan aspect to kitchen and stone flooring continuing throughout, front aspect Georgian style sash bay window, decorative corning, side aspect sash window and door leading to the side of the home, open to internal hallway.

Study/Reception Room: With hardwood flooring, two front aspect Georgian style sash windows, decorative corning, two antique style radiators, feature Jetmaster fireplace with ornate marble surround and slate hearth, recessed shelving and additional shelves surrounding the room.

Internal Hallway: With continued stone flooring, cupboard, feature fireplace with inset cast iron grate, side aspect window with fitted blinds, wall mounted radiator, stairs leading to the first floor.

FIRST FLOOR

Landing: With carpeted floors, two side aspect Georgian style sash windows, radiators, feature fireplace with inset cast iron grate, loft hatch, access to all upstairs rooms.

Principal Suite: With front aspect Georgian sash windows, and side aspect circular port window, two radiators, decorative corning and ensuite containing; tile flooring, bowl sink, wall mounted mirrored cabinet, toilet, and double width walk in shower having a glazed screen and rain forest head, wall mounted towel radiator and extractor fan.

Dressing Room/Bedroom 5: With side aspect Georgian style sash window, doors leading through to principle bedroom and to upper hallway, radiator, feature fireplace with inset cast iron grate, decorative corning, loft hatch and ample space for wardrobes.

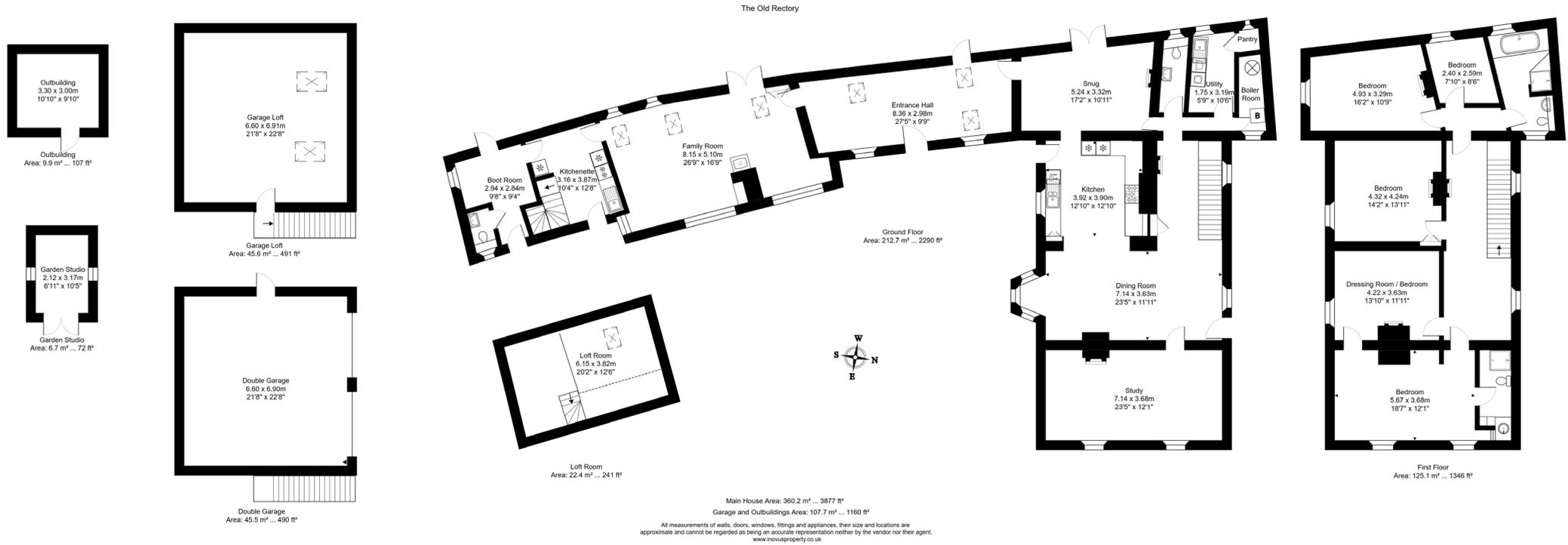
Bedroom 2: With side aspect Georgian style sash window, radiator, feature fireplace with inset cast iron grate, decorative corning, loft hatch, recessed shelving and cupboard.

Bedroom 3: With side aspect Georgian style sash window, radiator, feature fireplace with inset cast iron grate.

Bedroom 4: With rear aspect Georgian style sash window, radiator, feature fireplace with inset cast iron grate, loft hatch.

Family Bathroom: With stone flooring, wall mounted ceramic sink, toilet, wall mounted mirrored cupboards, side and rear aspect Georgian style sash windows, wall mounted towel radiator, bathtub, walk in steam shower with matching stone seat, rainforest head and glass door, and extractor fan.

FLOOR PLAN



GENERAL INFORMATION

Services: We are advised that all mains services are connected.

Heating: Gas fired central heating

Council Tax Band: Band G

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EXTERNALLY

Approached via a gated, gravelled driveway that provides ample off-street parking, the property leads on to a detached double garage with two barn-style doors, and a studio space above. Currently used as a gym and for parking with the added benefit of an electric car charger, the garage has water and mains drainage already installed so is ideal for potential annex accommodation, subject to planning approval. The private garden, professionally redesigned in recent years, is an exquisite blend of practicality and beauty. It is thoughtfully divided into a flourishing kitchen garden with raised beds, alongside a meticulously manicured lawn area perfect for basking in the warmth of the evening sun, a seating area ideal for outside dining, and a cedar hot tub for relaxing in the evenings. The home also benefits from a stone outbuilding currently used as a storage shed, and a modern, bright garden studio/summer house with light and power. Surrounded by mature planting and charming stone walls, this peaceful garden makes this a truly elegant country retreat.





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