



West Woodlands, Frome

£280,000

Council Tax Band C Tax Price £2,015 pa



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PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing of this pretty cottage that benefits from a fabulous plot and beautiful country views. The house itself is a period home with many character features including exposed beams and timbers as well as original stonework. You will enjoy two well proportioned bedrooms upstairs and a striking living space on the ground floor. The bathroom has been modernised and includes a walk in shower, whilst the kitchen, although functional does offer scope for modernisation. The dining area off of the kitchen has French doors that open out to the rear courtyard and the gardens beyond. The garden here is particularly impressive, offering exceptional space including grass lawns, established plants and herbaceous beds as well as a range of established trees, bushes and shrubs. Given the considerable garden and the countryside views enjoyed to the rear, this property will appeal particularly to buyers who enjoy the outdoors and are looking for a large plot to cultivate and spend time in. A garden room offers space for studio or occasional accommodation and sits to the rear of the plot. Parking for two vehicles is available in the designated parking area and has access directly into the garden. To view the virtual tour please follow this link:

[Click Here](#)

Situation

West Woodlands is a small village just a couple of miles outside Frome surrounded by open countryside and idyllic rural scenes. It offers great access to many local attractions such as the Mendip Hills, Nunney Village and Stourhead House. Transport links to major routes into Somerset, Wiltshire and North Dorset can be easily reached from here. Frome town itself is one of Somerset's finest artisan towns which boasts a fantastic spirit of togetherness. There are a wide range of supermarkets, public houses, theatres, schools, college and a sports centre as you would expect. However, Frome prides itself on the great selection of independently run shops that line the historical cobbled streets. While away your days sipping coffee in one of the cafes or buying gifts from the amazing boutiques. Frome is well known for its weekly markets and its monthly artisan market on a Sunday which draws people from all around. There is a rail service that is on the Paddington Line and also feeds into the cities of Bath and Bristol. Transport links will have you quickly out onto the ring road and the cities of Bath, Bristol and Salisbury are within easy reach.

Key Features

- Period Cottage
- Two Bedrooms
- Large Gardens
- Garden Room Studio
- Countryside Views
- Scope to Modernise



Rooms

Entrance Porch

2'11" x 3'4" (0.89m x 1.01m)

Living Room

14'0" x 11'1" (4.27m x 3.38m)

Kitchen

13'7" x 6'10" (4.14m x 2.08m)

Dining Room

7'1" x 5'3" (2.16m x 1.60m)

First Floor Landing

2'11" x 6'8" (0.89m x 2.03m)

Bedroom One

14'1" x 9'6" (4.29m x 2.90m)

Bedroom Two

10'10" x 10'9" (3.30m x 3.28m)

Bathroom

10'0" x 6'5" (3.05m x 1.96m)

Garden Room Studio

11'7" x 12'5" (3.53m x 3.79m)

Parking

Two parking spaces can be found close to the property in an off street parking area

Directions

From our offices turn left onto Wallbridge and proceed across the traffic lights. Proceed then across the roundabout and then turn right at the T-junction onto the A362. Turn left at the next junction onto the A361 and continue to the roundabout where you will take the first exit. In approximately half a mile the property will be on your right hand side. Please note, the parking area is shortly before you get to the house itself, also on the right hand side.

Agent Notes

We understand that there is a right of access to the rear of the property and that two parking spaces are allocated on a leasehold with the balance of a 999 year lease with a peppercorn rent. At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.





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