



Tytherington, Somerset

£420,000

Council Tax Band C Tax Price £2,167 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS



Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing of this pretty cottage style home that is found in a very desirable and unique location in the Somerset hamlet of Tytherington. Tytherington sits just to the South of Frome and in recent years has become a well known and well thought of destination for both locals and tourists. The house itself boasts accommodation across two floors with the ground floor benefitting from a large living room complete with log burning stove, as well as generously sized kitchen diner to the rear aspect that looks out over the back garden. Upstairs you have three bedrooms including en-suite shower room to the primary bedroom, along with a family bathroom. Peace Cottage is one of a pair of Semi-detached homes that enjoy this location and enjoys a large driveway and detached single garage to one side. Externally there are gardens to both front and rear, and we are advised that there may be the potential to extend the rear garden in the future subject to relevant agreements. To view the virtual tour please follow this link:

[Click Here](#)

### What our vendor Loves

Our seller tells us that this is a wonderful location to live and that the local community is thriving and generous. There is an awful lot going on in the hamlet for a quaint, tucked away location and the people here are warm, friendly and welcoming. Less than a minute away from the front door you have a fabulous cafe, a heated indoor swimming pool that caters for all ages including weekly baby swimming sessions, a fishing lake, as well as park and gardens that are a wonderful walk or outing for the whole family. In fact, there are rural walks in almost every direction from here so for families, dog owners, or if you just love getting into nature this is a perfect place to be. Your visitors will also have a choice of places to stay if they visit; there is camping available at the Fox or B&B accommodation at The Lighthouse, both of these are within moments of the house. Frome is also really easy to reach from here, it's just a few minutes in the car and we are informed that you can walk there cross country should you fancy a slightly longer jaunt into the town.

### Key Features

- Rural Village Location
- Three Bedrooms
- Close to Cafe, Park and Swimming Pool
- Driveway Parking
- Single Garage
- No Onward Chain



## Rooms

### Entrance Hallway

3'4" x 3'11" (1.01m x 1.19m)

### WC/Cloakroom

2'10" x 5'5" (0.86m x 1.65m)

### Living Room

13'0 x 13'4" (3.96m x 4.06m)

### Kitchen Diner

16'0 x 12'2" (4.88m x 3.71m)

### First Floor Landing

2'11" x 8'11" (0.89m x 2.72m)

### Bedroom One

9'6" x 12'3" (2.90m x 3.73m)

### En-Suite

6'6" x 3'3" (1.98m x 0.99m)

### Bedroom Two

9'6" x 9'11" (2.90m x 3.02m)

### Bedroom Three

6'3" x 9'6" (1.91m x 2.90m)

### Bathroom

6'3" x 7'1" (1.91m x 2.16m)

### Garage

8'1" x 17'1" (2.46m x 5.21m)

## Directions

From our offices turn left onto Willbridge and proceed across the traffic lights and then across the roundabout. Turn right onto the A362 and then left at the T junction onto the A361. Cross the roundabout, second exit and then proceed for approximately one mile before taking the left hand turning for Tytherington. You will pass The Lighthouse on your right hand side, and you will find the property on your left shortly after this, next to the Fox and Hounds.

## Agent Notes

We are informed that the house is serviced by a private sewage treatment system/septic tank and that the central heating is oil powered. 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.





## Forest Marble Ltd

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