



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

**Goose Street**  
Beckington, BA11 6SS

**£375,000**



Interact with the virtual reality tour before calling Forest Marble 24/7 to come and view this striking quintessential village property in the popular village of Beckington. Updated and modernized in recent years you will find this property surprisingly spacious yet full of character and charm. Two reception rooms downstairs one with a wood burning stove set in a large fireplace, spacious kitchen with access to the rear courtyard to the side. Upstairs you have two double bedrooms and a bathroom. The property also benefits from off road parking and a garage. To view the virtual tour follow: <https://www.forestmarble.uk/GooseStreet,Beckington.html>



**Character Cottage**

**Between Frome and Bath**

**Courtyard Garden**

**Village Location**

**Original Features**

**Garage and Parking**

4 Harris Close Ellworthy Park, Frome, BA11 5JY  
Tel: 01373 482900 Email: [sales@forestmarble.co.uk](mailto:sales@forestmarble.co.uk)  
[www.forestmarble.co.uk](http://www.forestmarble.co.uk)

## SITUATION

This property sits in the classical Somerset village of Beckington which lies circa 3 miles north of Frome. It has a long history and is mentioned in the Domesday book; it is well served by two local public houses, village shop, cafe, doctors surgery and primary school. It has great access to the A36 and A361 which will quickly have you in Bath or Trowbridge. The near by artisan town of Frome boasts a fantastic spirit of togetherness. There is a wide range of supermarkets, public houses, banks, 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 in Frome which is on the Paddington Line and also feeds into the cities of Bath and Bristol.

## ACCOMMODATION

### Entrance and Reception Room

Walking in from the front of the property through the solid wooden door you are met by this sizable room with a taster of the character features to come. Exposed beams and a quaint recess which is ideal for showing off some books. Currently set up with an entrance area for hanging your coats and kicking off your shoes with a dining area set closer to the kitchen. Twin doors open into the lounge.

### Sitting Room

Such a splendid room and the size of it is so unexpected in a two bedroom property. The main focal point in the room has got to be the large fireplace with original features including the old bread oven; set now with a wood burner. Exposed beams through the room and window seat in front of the stone mullion windows. Stairs to the first floor.

### Kitchen

A recently refurbished kitchen which complements the cottage well yet provides the modern features that is desired nowadays within a property. Comprised of a range of wall and floor units with wood effect work surface over with inset one and a half bowl stainless steel sink drainer which is under the window overlooking the courtyard. Inset



four ring gas hob with matching stainless steel cooker hood over. Electric oven and space for a dish washer and washing machine. Chrome towel radiator and a recently fitted combi gas boiler. Light also comes in through the Velux window. Red tiled floor gives it the cottage feel and steps up into the rear lobby.

### Shower Room

A great addition to the house and tucked away to the side of the property. Comprised of a double shower cubicle, low level wc and wash hand basin. White tiling to the splash backs and linoleum flooring.

### First Floor Landing

As you rise from the ground floor you will find yourself on the landing which runs through the heart of the upstairs space. More beams on show and fitted storage cupboards to one side.

### Bedroom One

A sizable double bedroom with another window seat which allows you to look over the front of the property. Fitted storage cupboard and access to the loft. Plenty of space for a range of bedroom furniture.

### Bedroom Two

Another double bedroom with window seat overlooking the front of the property. Large recess which is ideal for a fitted wardrobe if so desired.

### Bathroom

A wide bathroom which is ideal for soaking away the days stresses. Lots of features on show with vertical exposed beams to one wall. Comprised of panelled bath, low level wc and wash hand basin with vanity unit under. Low level storage cupboard with double doors alongside the bath.

### Courtyard Garden

To the rear of the property is a courtyard style garden area which is surrounded by stone walls. This little haven is ideal for your morning coffee surrounded by your favourite seasonal pot plants. There is also an old iron water pump, now redundant, which makes for a nice feature.

### Parking and Garage

Opposite the property is a shared driveway which leads to your garage and parking. The garage has an up and over door and eaves in which extra storage could be found.

## DIRECTIONS

Taking the B3090 Bath road out of Frome, drive through Oldford and you will find a left hand turning to Beckington called Frome Road. Follow this into the village itself and Goose Street will be found on your right hand side. Drive down this road and the property will be found on your left hand side.

## AGENTS NOTE

We are informed by the vendor that the property benefits from a garage which is leasehold and has the remaining balance of a 999 year lease. A peppercorn rent only may apply. 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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GROUND FLOOR  
APPROX. FLOOR  
AREA 516 SQ.FT.  
(48.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 399 SQ.FT.  
(37.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 916 SQ.FT. (85.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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