

**2 HILLIER COTTAGE**  
**STANDERWICK FROME**



**Russell Marshall**  
Estate Agents



## 2 Hillier Cottage

£795,000

Standerwick, Frome, Somerset, BA11 2PR



Approximately 4 Miles to Frome Town Centre

Approximately 11 Miles to Bath City Centre

Approximately 5 Miles to Westbury with Direct Railway line to London Paddington

- Freehold
- Detached Self Contained Annexe providing income/ accommodation
- Entrance Hall
- Living Room with Wood Burning Stove
- Kitchen/Dining Room with Electric AGA
- Sitting Room
- Large Conservatory
- Utility Room
- Cloakroom/W.C.
- Four Double Bedrooms
- Family Bathroom
- 'Jack & Jill' En-Suite Shower Room to Bedroom 1 & 2
- Large Landing/Study Area
- Large South Facing Garden totalling over 1/2 Acre
- Triple Garage with Electric Roller Doors & Inspection Pit
- Large Driveway
- Countryside Views
- Double Glazing
- Mains Gas Central Heating
- Council Tax Band E
- This Property benefits from multiple dwelling relief

### Situation

2 Hillier Cottage is situated in the picturesque Hamlet of Standerwick approximately 4 Miles from Frome Town Centre. Nearby is the award winning Whiterow Farm Shop with butchery, fishmonger, bakers and deli. The larger town of Frome is well served with a variety of shops including independent retailers, bakers and butchers. Other local amenities include large supermarkets, post office, banks and doctors surgery all nearby. Bath and Salisbury are also within an easy commute by road or train.



## The Property

An attractive stone built family home which has been recently improved and extended standing in beautifully landscaped gardens of more than half an acre.

This lovely home comes with the added benefit of a fully equipped detached self contained annexe, perfect for a relative or perhaps a lucrative rental income.

The generous accommodation includes a triple aspect Sitting Room with a feature fireplace and exposed beams and a further equally bright and airy reception room with a wood burning stove which could serve as a Dining Room if desired.

The traditional Kitchen/Dining Room has quartz work surfaces, built in dishwasher, 2 built in ovens, induction hob and an electric double oven AGA set in an attractive brick and beam fireplace. Accessed off the Kitchen is a useful Larder/Pantry.

Also on the ground floor there is an impressive, recently extended Garden Room/Conservatory with glorious views overlooking the garden. Double doors open onto outside dining areas.

A central staircase rises to the first floor. The accommodation comprises four Double Bedrooms served by a family Bathroom. Bedroom 1 & 2 are served by a 'Jack & Jill' En-Suite Shower Room and both benefit from walk in wardrobes. The large landing also serves as a Study Area.

Gas Central Heating and Double Glazing add to the comfort of this very special home.





## Outside

To the front, from the electric gates there is a long driveway and large graveled parking area with parking for several cars. The front garden has 9 productive fruit trees and mature flower and shrub borders.

The main garden is to the rear and side of the house facing south and west, totaling over 1/2 an acre with plenty of established borders, mature hedging and ornamental trees. There is also a useful vegetable area and soft fruit cage at the far end of the garden.

## Garage & Annexe

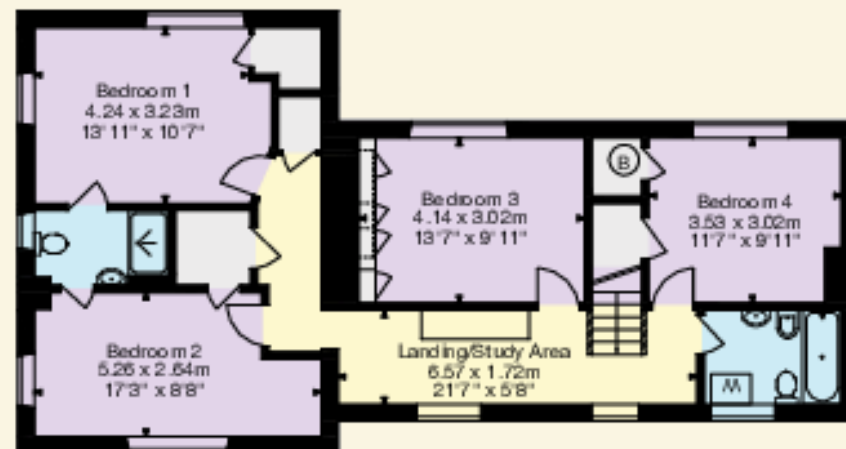
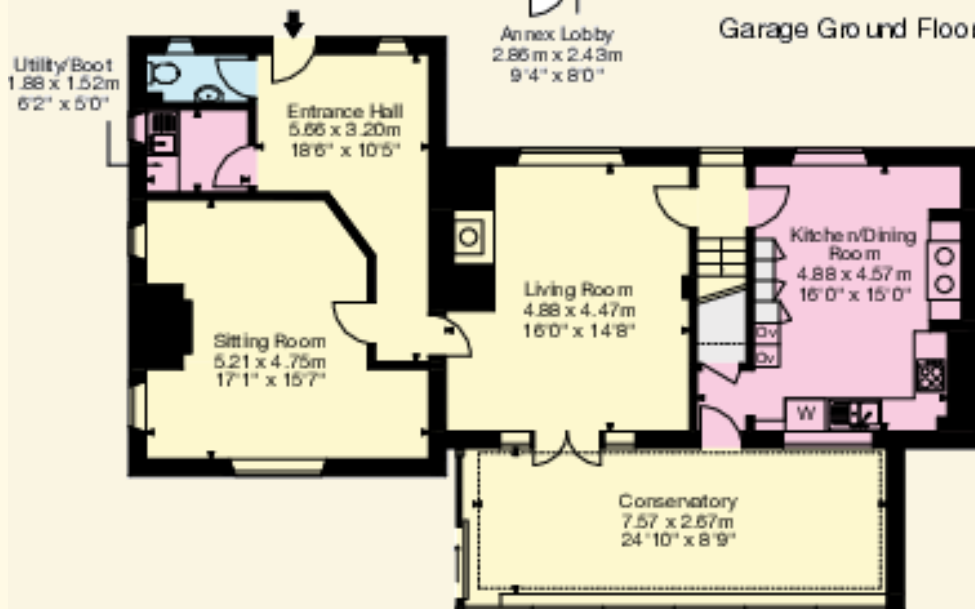
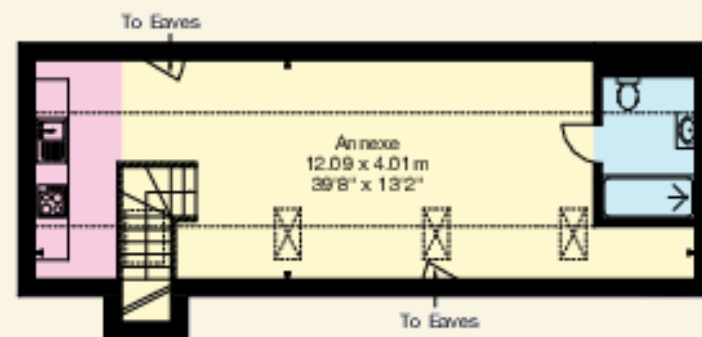
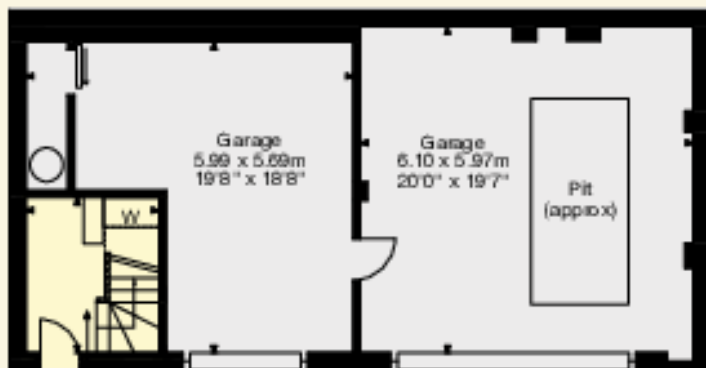
The triple Garage is operated by remote electric roller doors and has an inspection pit, storage cupboard and power & light.

The jewel in the crown of this property is the self contained Annexe above the garage. Accessed from a separate doorway which leads into a Lobby and Utility Area with steps rising to a living space which can sleep up to four people and is served by a fully equipped Kitchen and high quality Shower Room.





Main House = 194 sq m / 2,092 sq ft  
 Annex = 55 sq m / 598 sq ft  
 Garage = 64 sq m / 685 sq ft  
 Total Area = 313 sq m / 3,376 sq ft



**01488 686867**

[www.russell-marshall.co.uk](http://www.russell-marshall.co.uk)  
 19 High Street  
 Hungerford, Berkshire, RG17 0NL

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