



Jeffries Cottage, Spring Gardens, Frome, Somerset
£675,000

COOPER & TANNER
THE ART OF AGENCY

Jeffries Cottage, Spring Gardens Frome BA11 2NZ

- 
- Four bedrooms
 - Kitchen/dining room
 - Snug
 - Sitting room
 - Conservatory
 - Utility room, W/C
 - Family bathroom
 - Extensive barn/workshops
 - In total c.2.92 acres
 - River frontage to paddock
 - Triple car port

Viewing

Strictly through Cooper & Tanner
on 01373 455060

Description

Jeffries Cottage is situated in the sought after area of Spring Gardens, just outside the market town of Frome. The cottage is beautifully presented and retains character features, whilst also offering more recent high quality additions and fittings throughout the property.

The kitchen/dining room is a beautifully light room that offers an extensive range of Shaker style floor and wall units with fitted plate rack, dishwasher and one and a half bowl sink unit. The kitchen and adjoining utility room have terrazzo tiled flooring.



The snug area and sitting room adjoin each other; each has a stone built fireplace, with the snug having a wood burning stove. The sitting room area opens onto the extensive Victorian style conservatory that enjoys a lovely aspect over the garden and adjoining paddock. On the first floor, there are four bedrooms, with the master bedroom having a large and well appointed en-suite bathroom.

The accommodation is beautifully presented throughout and viewing is very highly recommended to appreciate the property.

Outside

The property is approached via a gravelled driveway that leads to a parking area. There is ample parking for many vehicles. To one side is the detached barn.

Immediately to the front of the house is a lawned area with young fruit trees beyond. The paddock is fenced from the garden by wooden post and rail, and is bounded to one side by the Mells Brook. There is a separate field entrance with a parking area to the front suitable for horse box etc.

The Barn

This building is currently laid out to three separate workshops/garages/studios, with a first floor attic room and a W/C. The building would suit conversion to a separate annexe, holiday cottage etc., or could, perhaps, be joined to the house to form further accommodation, if required. (All, of course, subject to the appropriate consents). One end of the barn provides a triple carport. This area could be converted into further accommodation, if required.





ROOM DIMENSIONS

Ground Floor

- Sitting Room: 4.27 x 3.35 (14'0" x 11'0") plus
- 'L' Shaped Area: 5.51 x 3.63 max (18'1" x 11'11")
- Conservatory: 4.55 x 4.25 (14'11" x 13'11")
- Kitchen/Diner: 6.06 x 4.10 (19'11" x 13'5")
- Utility Room: 3.10 x 2.60 (10'2" x 8'6")

First Floor

- Master Bedroom: 6.06 x 3.00 (19'11" x 9'10")
- Bedroom: 3.35 x 2.61 (11'0" x 8'7")
- Bedroom: 3.64 x 3.35 (11'11" x 11'0")
- Bedroom: 3.90 x 2.16 (12'10" x 7'1")

Barn

- Carport: 7.73 x 5.09 (25'4" x 16'8")
- Store: 3.48 x 5.09 (11'5" x 16'8")
- Workshop: 3.42 x 5.09 (11'3" x 16'8")
- Entrance Area: 3.36 x 4.79 (11'0" x 15'9")

IMPORTANT NOTICE: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

Area and Sales Plans

The area and the sale plan have been calculated and produced using Promap mapping software (Ordnance Survey Licensed) and referenced where possible to the HMLR Title plan, however they may not correspond with other mapping services. The boundaries are clearly marked on site and potential purchasers should inspect them and make such enquiries as they deem necessary.





Mells River

Weir

Sluice

Old Dye House

Jeffries
Cottage

FB

Mill House
Jeffries Mill

FB

Location

Frome offers many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, sports centre, several cafès, a choice of pubs, local junior, middle and senior schools, several theatres and a cinema. Private schools are to be found in Wells, Bath, Warminster, Cranmore, Glastonbury and Street. Bath and Bristol are within commuting distance. Frome and Westbury offers a high speed mainline rail link to London Paddington (90 minutes), and Warminster offers rail links to Cardiff, Salisbury, Southampton and London Waterloo. The cities of Bath, Bristol and Salisbury are within easy reach and offer an extensive range of recreational, cultural and educational facilities.



Services

Mains water and private drainage electricity and BT are all connected.

Heating

LPG heating.

Tenure

Freehold.

Local Authority

Mendip District Council, Cannards Grave Road, Shepton Mallet, Somerset BA4 5BT

Tel: 01749 648999

Council Tax Band

Council Tax Band: 'G'

Directions

From the town centre, proceed up North Parade and left into Welshmill. Drive up and over Innox Hill and past The Farmers Arms. At the 'T' junction bear left and take the first right into Jeffries Lane. Look for the drive on the left hand side signposted Jeffries Mill and Jeffries Cottage. This property is then to be found on the left hand side.

Viewing Arrangements

Viewing is strictly through Cooper & Tanner on 01373 455060.

QHE Ref: 2341 March 2014



Energy Performance Certificate

Jeffries Cottage, Jeffries Lane, Spring Gardens, FROME, BA11 2ND

Building type: Detached house
Date of assessment: 12 February 2013
Date of certificate: 14 February 2013
Reference number: 9828-6011-7282-0067-1334
Type of assessment: RDSAR, existing dwelling
Total floor area: 150 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient.
- Find out how you can save energy and money by installing improvement measures.

Estimated energy costs of dwelling for 3 years £ 15,974

Over 3 years you could save £ 6,873

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 278 over 3 years	£ 351 over 3 years	
Heating	£ 12,878 over 3 years	£ 9,384 over 3 years	
Hot Water	£ 918 over 3 years	£ 838 over 3 years	
Totals	£ 15,974	£ 7,169	You could save £ 6,873 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy used for running appliances like TVs, computers and cookers, and any electricity generated by solar generation.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Internal or external wall insulation	£4,000 - £14,000	£ 831	✓
2. Floor insulation	£800 - £1,200	£ 981	✓
3. Draught proofing	£50 - £120	£ 204	✓

See page 3 for a full list of recommendations for this property.

To find out more about the Green Deal and how you can save money, visit www.deal.gov.uk/savings or call 0800 425 4234 (text or national rate). The Green Deal also allows you to make your home warmer and cheaper to run all for up to 10 years.

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