



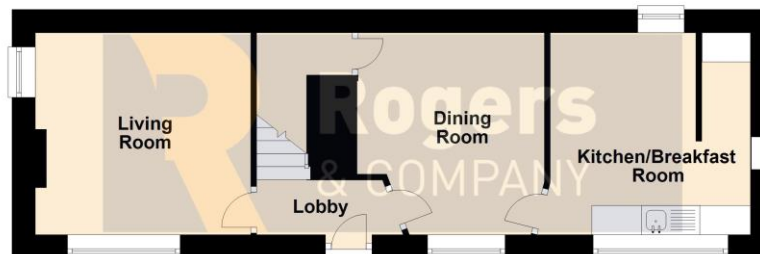
Stone Cottage Upper Vobster Nr Frome BA3 5SA

Guide Price £325,000

In an idyllic countryside setting, with very few neighbouring properties, bordering fields is this detached cottage. Ideal for those looking to add their own personality and in need of some investment, the cottage has the rare advantage of its own detached parking area, able to fit at least 4 vehicles (dependent on size). The cottage is elevated from the no through lane it is adjacent to with access from stone steps at the front, the majority of the garden is at the front with access to the front door. The ground floor has separate living and dining room, with a woodburning stove in the latter, along with a kitchen breakfast room. The first floor has three bedrooms, two doubles and a single along with the bathroom.

Ground Floor

Approx. 42.6 sq. metres (458.1 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.1 sq. feet)



Total area: approx. 85.1 sq. metres (916.2 sq. feet)

This floor plan is a guide only
Plan produced using PlanUp.

Residential Sales

Knowledge and service is key; this coupled with confidence and motivation make this department a formidable force, with local knowledge comes the confidence to be able to offer the service you expect. Knowing the value of your home is very difficult to predict; using our experience and in-trade tools available to us will give you the best chance of achieving the greatest price from the most suitable buyer in a time frame that works with you.

Residential Lettings

Looking after your investment is our main objective, finding quality tenants and maintaining the property to a high standard makes for a 'Happy Tenancy', our no hidden extras fee structure is highly competitive (if not cheaper) than most agents.

Commercial Sales and Leasing

Having been one of the main local commercial agents in the town; over the past decade; we have been able to assist in modelling the centre by grouping like minded shops enabling them to support each other. In addition we have let numerous industrial units and office complexes in the Commerce Park, Marston and Wallbridge trading estates to both small and large organisations. We believe being passionate about Frome enables us to convince companies relocating or expanding to the area.



- 915 sqft Detached Countryside Cottage
- Beautiful, Elevated Rural Location
- Along the Road From Babbington House
- 10 Minutes Outside of Frome
- Little Known Spot With A Lovely Outlook
- Three Bedrooms
- Two Receptions
- Ample Driveway Parking Area
- Electric Heating & Woodburning Stove
- No Onward Chain

- Living Room 12' 1" (3.68m) x 11' 0" (3.35m)
- Dining Room 10' 6" (3.2m) x 9' 5" (2.87m)
- Kitchen/Breakfast 11' 3" (3.43m) x 10' 7" (3.23m)
- Bedroom One 12' 8" (3.86m) x 10' 11" (3.33m)
- Bedroom Two 11' 2" (3.4m) x 10' 7" (3.23m)
- Bedroom Three 9' 6" (2.9m) x 7' 11" (2.41m)
- Bathroom 7' 9" (2.36m) max x 5' 1" (1.55m)



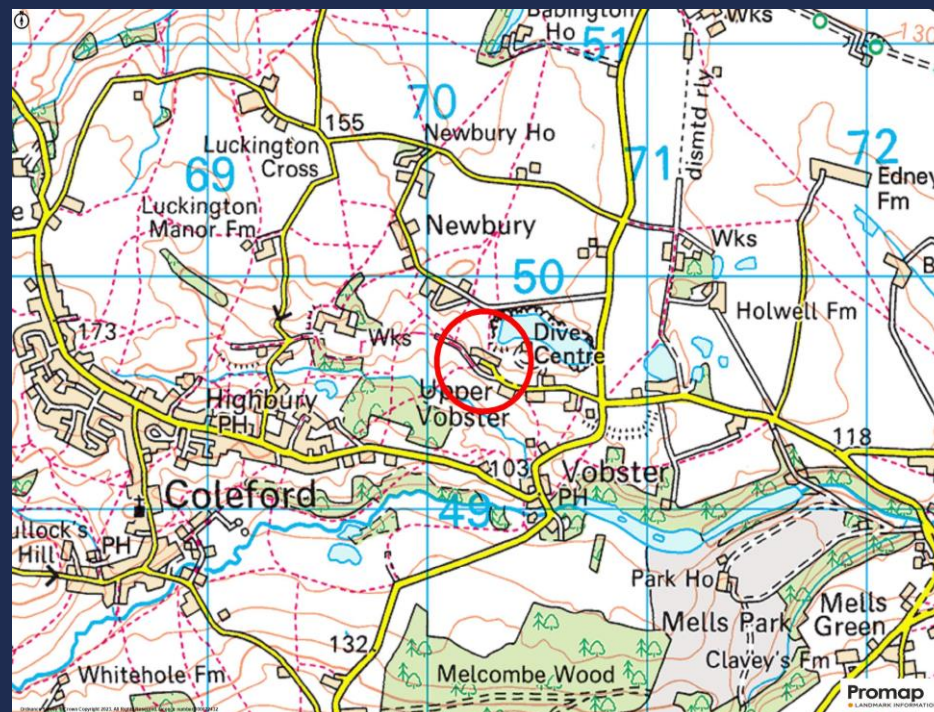
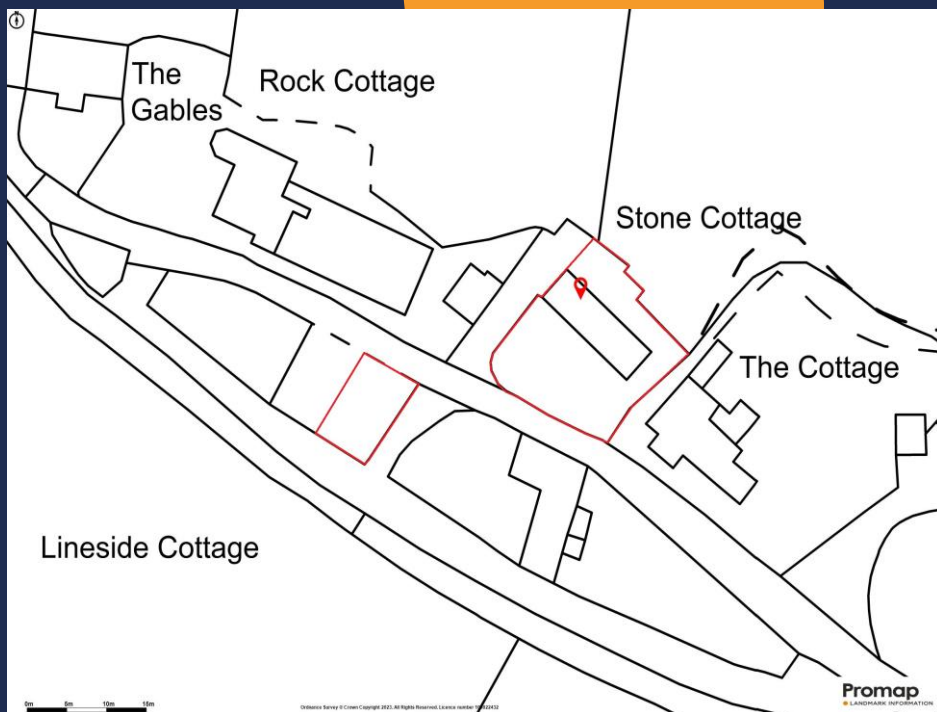
Score	Energy rating	Current	Potential
92+	A		107 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	19 G	

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The Tenure is Freehold

The property benefits from mains Water & Electricity with Septic Tank Drainage

The Council Tax is Band D and is charged at £2056.55 for 2023/24



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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