





3 Church Lane  
Rode  
Nr Frome  
BA11 6PN

## Guide Price £575,000

Like something from a 'House Beautiful' magazine, this stunning, completely renovated village home has literally gone back to bare brick. With a sympathetic and contemporary interior comprising of the living room/snug and the kitchen/dining room on the ground floor with double doors up to the living room that overlooks and leads out to the rear garden. The first floor has a lovely mix of exposed stonework, beams and oak latch doors, with a brand new bathroom suite with a walk in shower, double bedroom with fitted wardrobes, the third bedroom is useful as an occasional bedroom and is used as a study. The main bedroom is gorgeous with a fabulous en-suite bathroom. The rear garden measures over 100ft in length with ample driveway parking at the rear with scope for building garaging/car ports or whatever you need (subject to permissions obviously).



Total area: approx. 113.5 sq. metres (1221.2 sq. feet)

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

### 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 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.*



- Beautiful Grade II Listed Cottage
- Completely Renovated
- Back To Bare Brick & Returned To Its Period Best
- Lovely Kitchen/Dining Room
- Sitting Room & Living Room
- Luxury & Contemporary Bathroom Suite With Walk In Shower
- Double Bedroom & Occasional Bedroom/Study
- Main Bedroom With En-Suite Bathroom
- Loads Of Features
- Generous Garden & Ample Driveway

- Living Room 12' 11" (3.94m) x 10' 3" (3.12m)
- Kitchen/Dining 16' 4" (4.98m) x 14' 3" (4.34m)
- Sitting Room 12' 10" (3.91m) x 11' 10" (3.61m)
- Bedroom Two 10' 5" (3.18m) x 10' 4" (3.15m)
- Bathroom 8' 2" (2.49m) x 7' 2" (2.18m)
- Bedroom Three/Study 14' 9" (4.5m) max x 7' 9" (2.36m)
- Bedroom One 13' 2" (4.01m) x 11' 8" (3.56m)
- En-Suite Bathroom 11' 6" (3.51m) x 7' 5" (2.26m)





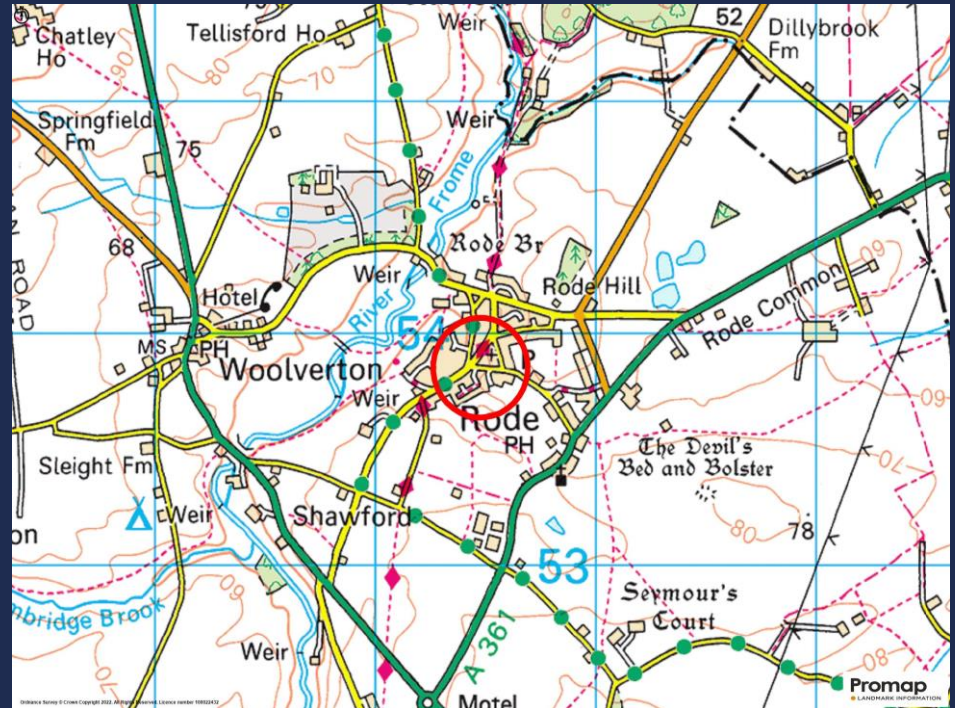
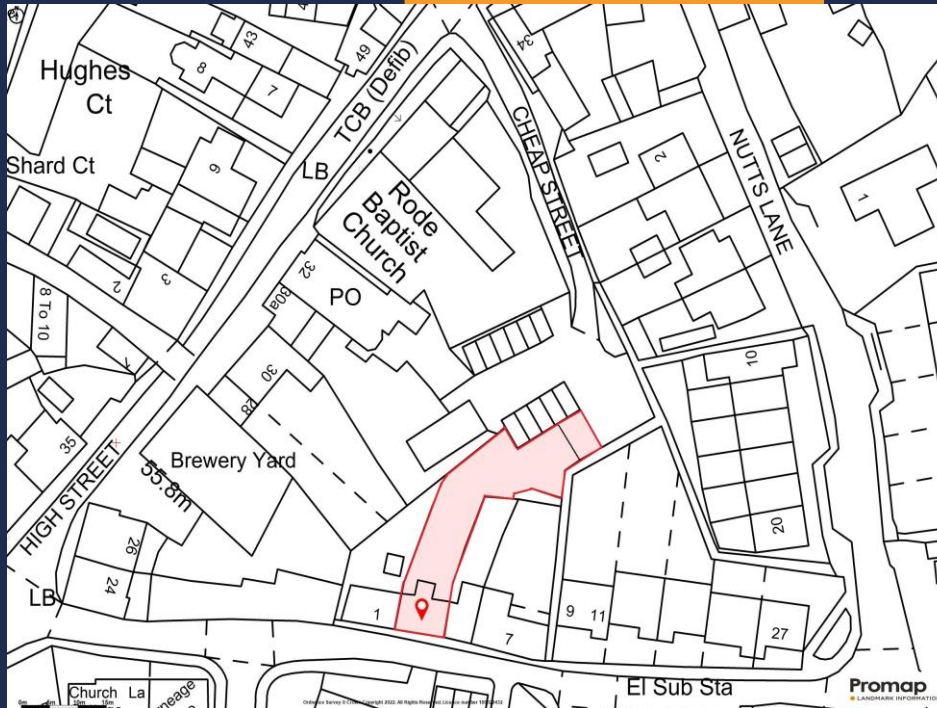


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The property is Freehold and Grade II Listed

All Main Services Are Connected

The Council Tax Band is Band C at the amount of £1928.29 for 2024/2025



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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