

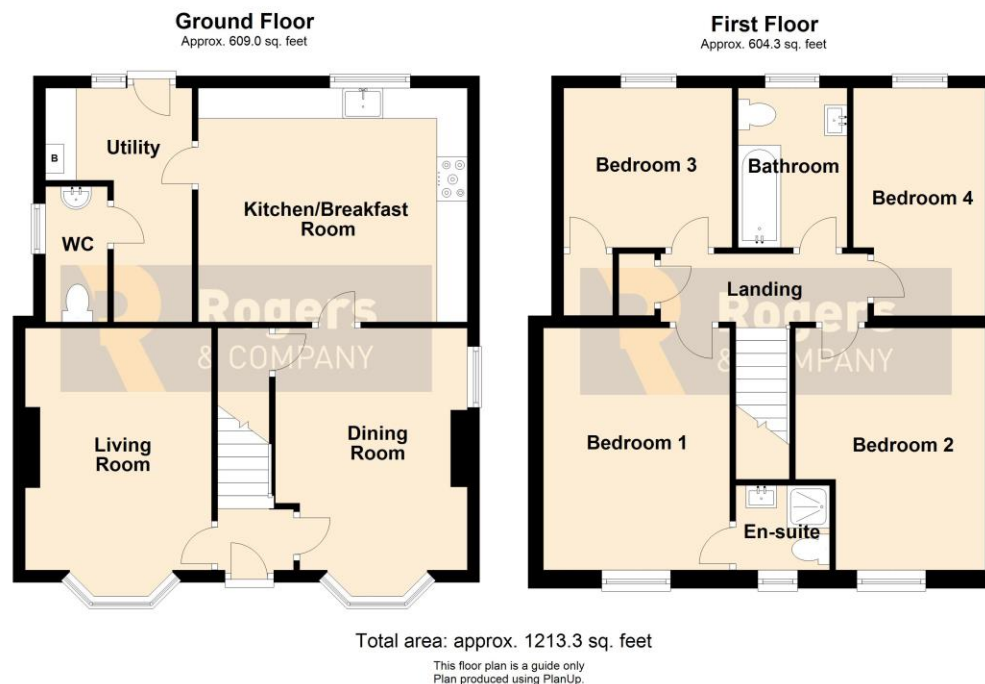


Rose Cottage
Springers Hill
Coleford
Somerset
BA3 5LN

Guide Price £495,000

Situated in the picturesque part of this popular Mendip Village, Springers Hill is right on the edge of the village.

Rose Cottage is three properties away from Country walks and rolling hillsides. This house was completely redeveloped and was finished in 2008 having been extended and remodeled, this now is the closest thing you would get to a 'modern cottage'. With bespoke joinery in the kitchen and utility room, these are the things that tick the boxes of modern living with a downstairs WC and en-suite plus the family bathroom. Two sensible sized reception rooms and a terrific family sized kitchen. Four bedrooms, three of them doubles with a decent sized fourth too. Outside the property has a fantastic garden with a lovely outlook, enough shrubbery and lawn to keep you busy, whilst not taking your whole weekend. The central heating is run by a modern Worcester Gas combination boiler. Modern (in-keeping) double glazed windows help with the whole theme. There is a parking space at the side of the house.



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

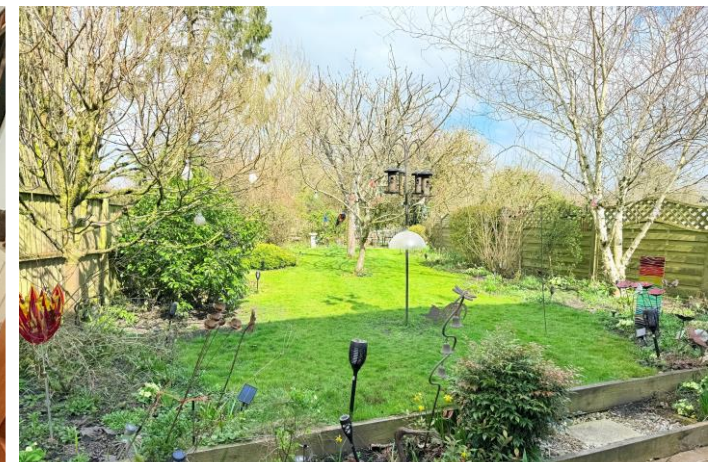
Looking after your investment is our main objective, finding quality tenants and maintaining the property to a high standard makes for a 'Happy Tenancy', our no hidden extras fee structure is highly competitive (if not cheaper) than most agents.

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.

- 1213sqft Stunning Detached Cottage
- Lovely, Quiet Village Setting
- Yards From Miles Of Country Walks
- Completely Renovated In 2008
- Four Bedrooms, One En-suite Shower Room
- Two Sensible Reception Rooms
- Large Country Kitchen/Breakfast Room, Utility Room & Downstairs WC
- Family Bathroom
- Beautifully Maintained Gardens Extending to 80ft
- Driveway Parking

- Living Room 13' 2" (4.01m) x 9' 7" (2.92m)
- Dining Room 13' 2" (4.01m) x 9' 1" (2.77m)
- Kitchen/Breakfast Room 15' 0" (4.57m) x 12' 5" (3.78m)
- Utility Room 7' 10" (2.39m) x 5' 8" (1.73m) minimum
- Bedroom One 13' 0" (3.96m) x 9' 11" (3.02m)
- En-Suite 6' 2" (1.88m) x 5' 2" (1.57m)
- Bedroom Two 13' 0" (3.96m) x 10' 4" (3.15m)
- Bedroom Three 9' 7" (2.92m) x 9' 5" (2.87m)
- Bedroom Four 12' 5" (3.78m) x 7' 2" (2.18m)
- Bathroom 9' 4" (2.84m) x 5' 10" (1.78m)



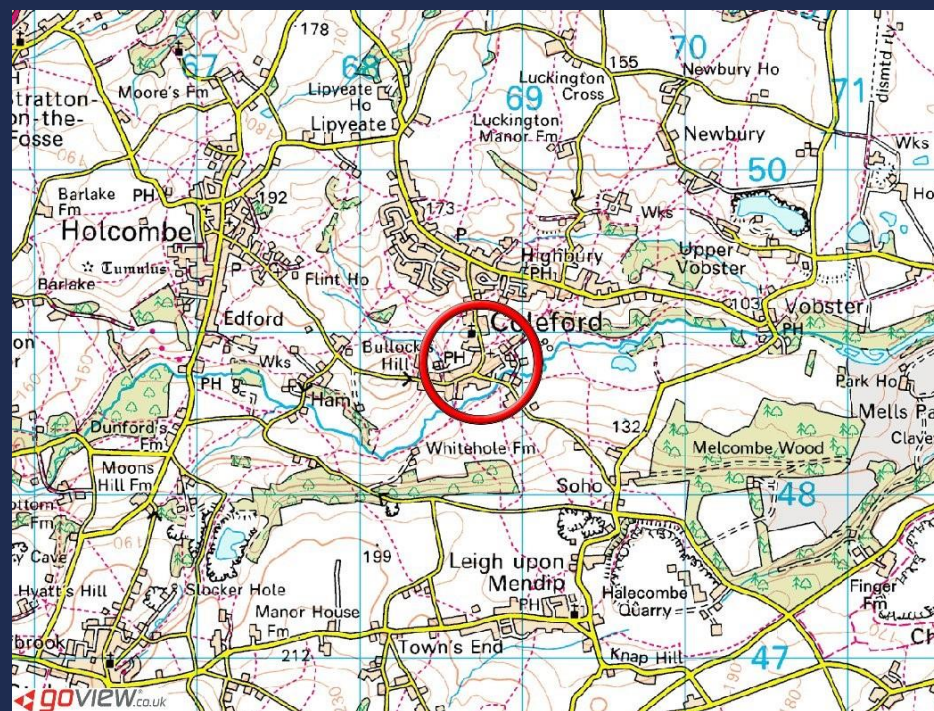
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The Tenure is freehold

All main services are connected

The Council Tax Band is E and is charged at £2,891.06 for 2025/26



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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