



hunter  
french

# 26 High Street, Rode, BA11 6PA

26 High Street presents an appealing Grade II listed cottage from the mid-18th century, featuring well-presented and versatile accommodation spanning three stories.

Upon entering the property from High Street, you step into the formal living room, illuminated by natural light through a sizeable sash window. This room boasts a prominent exposed wooden beam, wood flooring, and a wood burner for cozy winter nights. The front of the property also hosts the dining room/snug, a snug space with a charming inglenook fireplace. Moving towards the rear is the kitchen/diner, showcasing a newly fitted shaker style kitchen with integrated appliances and a range cooker. The kitchen opens to the garden through double doors, and the utility room can be accessed from both the kitchen and the garden. A convenient downstairs W/C is situated under the stairs. The first floor comprises three double bedrooms and a family bathroom. The primary bedroom, located at the front, enjoys ample natural light from two large sash windows, built-in storage, feature fireplace and panelling on the rear wall. The ensuite bathroom extends this panelling theme, featuring another sash window and wood flooring. On the second floor, you find the fourth bedroom, characterised by exposed beams and multiple Velux windows that flood the room with natural light. Externally, a predominantly lawned garden with a patio area lies outside the kitchen, and steps lead up to the rest of the private garden. Parking is private at the front of the property, further on street parking is available. The village of Rode boasts its own chocolate shop, a friendly local pub, a riverside restaurant, a primary school, post office, shop, and cafe, along with a village hall featuring a large play area. Numerous footpaths offer delightful walks through the picturesque surrounding countryside. Rode is conveniently located less than 6 miles from Frome.

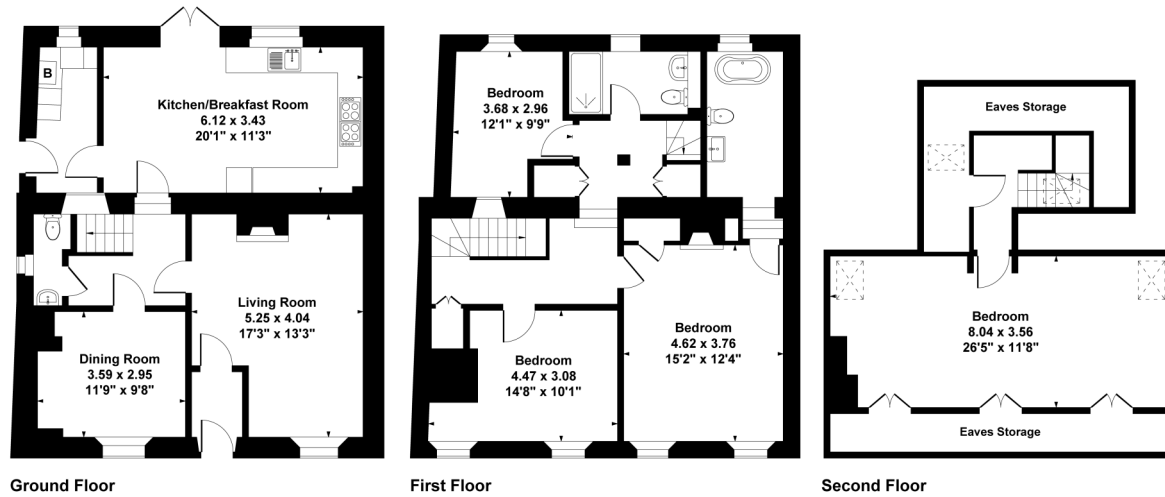
Council Tax Band - E EPC - D, Services - Mains electricity, Mains gas, Mains water, Mains drainage.





## 26 High Street, Rode, BA11 6PA

Approximate Gross Internal Area  
Main House = 200.6 sq m (2160 sq ft)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This is for illustrative purpose only and should be used as such by any prospective purchaser.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

### On The Doorstep -

Frome is on the doorstep of many exciting venues; the exclusive Babington House is located 6 miles from Frome. Hauser and Wirth – garden and gallery and Roth Bar restaurant is 10 miles away, with Bruton high street to wander around too. Lastly the internationally known Newt is 13 miles away from Frome, which is an awarding winning hotel with gardens with restaurants. The city of Bath has a wealth of history to enjoy as well as many shops, restaurants, and bars. The smaller villages of Nunney and Mells are also worth visiting, enjoying the country pubs and walks they have to offer.

# £675,000

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