



11 St. Edmunds Terrace, Upper Vobster, BA3 5SB
£465,000

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Upper Vobster, BA3 5SB

- Offered to the market chain free
- Fully renovated in 2022; luxury finish
- Rural location with outstanding views
- Modern high spec open plan kitchen / dining room
- 3 double bedrooms; master with ensuite shower room
- Family bathroom with shower over bath
- Oil fired central heating and wood burning stove
- Convenient off road parking

Lavender Cottage is a beautifully presented three-bedroom end-terraced home, fully renovated in 2022 to an exceptional standard. Nestled in the highly sought-after village of Upper Vobster, just a short drive from Frome and Bath. The property offers off road parking, stunning rural views and a large, enclosed garden perfect for families or entertaining.

On the ground floor, the cottage features a charming living room with a wood-burning stove, creating a warm and inviting atmosphere. This leads through to a spacious, light-filled kitchen/dining area, designed for modern living. The kitchen is equipped with integrated appliances, a gas range cooker, a Belfast sink, and two sets of bi-folding doors that open out to a generous private garden and patio—ideal for seamless indoor-outdoor living. Also on this level is a cloakroom/utility room, and a stylish double bedroom with an ensuite shower room and French doors opening onto a private patio seating area.

Upstairs, there are two further double bedrooms, one with a built-in cupboard, and a well-appointed family bathroom with a shower over the bath.

This property is offered to the market chain-free. Viewings are highly recommended.

Location

Babington House: 1 Mile Frome: 7 Miles Longleat Safari Park: 9 Miles Bath: 13 Miles Cheddar Gorge: 15 Miles Glastonbury: 19 Miles Bristol: 25 Miles Stonehenge: 27 Miles London: 100 Miles Bristol Airport: 25 Miles London Heathrow: 85 Miles London Gatwick: 100 Miles







Floor Plans

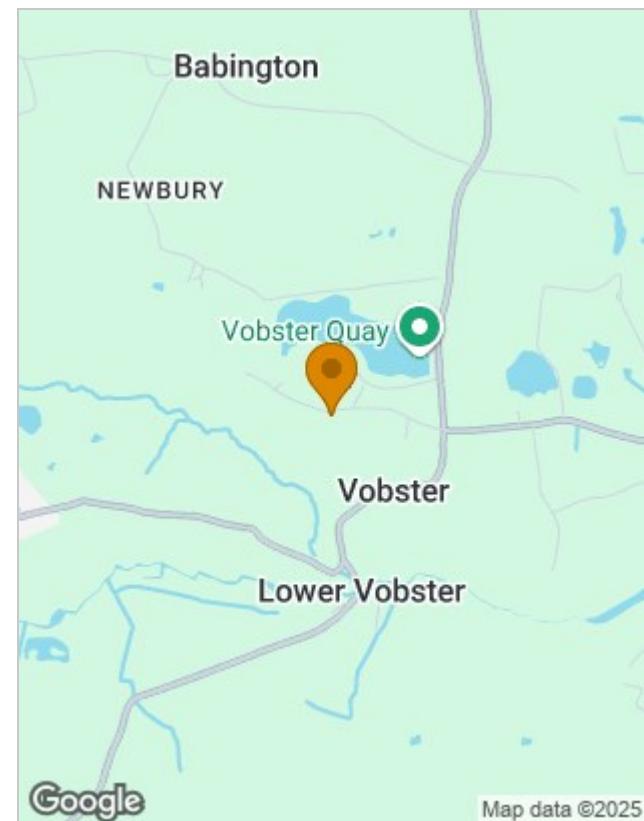
Lavender Cottage, 11 St Edmunds Terrace



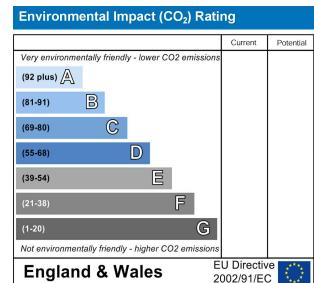
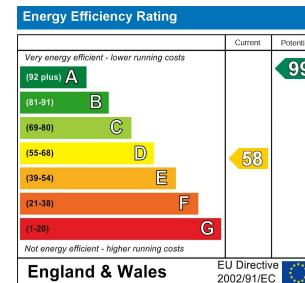
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This is for illustrative purposes only and should be used as such by any prospective purchaser.

www.meyerenergy.co.uk

Location Map



Energy Performance Graph



Viewing

Please contact our Rivendell Estates Office on 01373 489 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.