



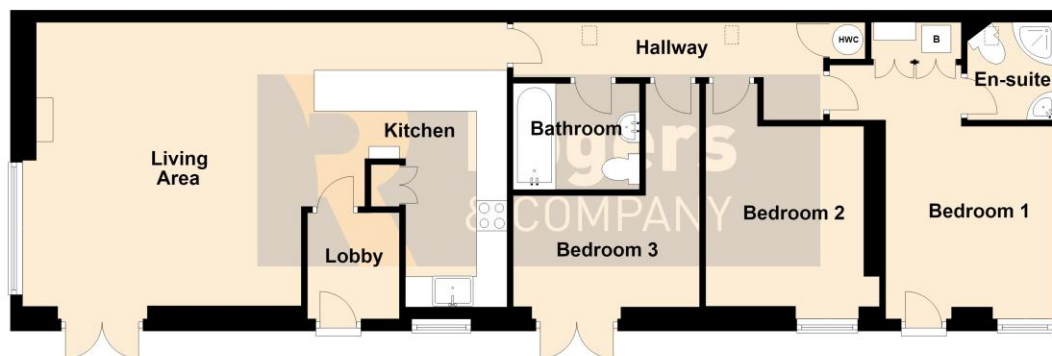
The Waggon House Dean Street Farm Dean BA4 4RZ

Guide Price £250,000

A charming barn conversion forming part of a small and attractive development, conveniently located between Shepton Mallet and Frome. The bright and well proportioned accommodation is thoughtfully arranged around an impressive open-plan living, dining and kitchen area, complemented by three bedrooms, including two doubles and a versatile study/third bedroom, together with a family bathroom and en-suite shower room.

Offered with vacant possession, the property is ready for immediate occupation and benefits from two allocated parking spaces within the nearby residents' parking area. Positioned within a community of similar barn conversions arranged around attractive communal lawned grounds, the property also benefits from a ground source heat system, with a separate boiler. To the front is an enclosed courtyard garden with low-level fencing, providing a pleasant outdoor space.

Ground Floor
Approx. 889.6 sq. feet



Total area: approx. 889.6 sq. feet

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.



- 889 Sqft Attractive Semi-Rural Barn Conversion In A Small Hamlet Setting
- Impressive Open-Plan Living, Dining And Kitchen Area
- Characterful Living Area Featuring A Wood-Burning Stove
- Three Bedrooms, Including Two Double Bedrooms And A Versatile Home Office/Study
- En-Suite Shower Room And Separate Family Bathroom
- Pedestrianised Courtyard Position With Enclosed Patio Garden
- Two Allocated Residents' Parking Spaces
- Eco-Friendly Ground Source Heating System
- Modern UPVC Double-Glazed Windows And Doors Throughout
- Conveniently Situated Between The Popular Market Towns Of Frome And Shepton Mallet

- Living/Dining Area 16' 0" (4.88m) x 15' 0" (4.57m)
- Kitchen Area 12' 5" (3.78m) x 5' 10" (1.78m)
- Bathroom 6' 11" (2.11m) x 5' 9" (1.75m)
- Bedroom Three 10' 3" (3.12m) x 6' 2" (1.88m)
- Bedroom Two 10' 7" (3.23m) x 9' 4" (2.84m)
- Bedroom One 10' 9" (3.28m) x 9' 2" (2.79m)
- En-Suite Shower Room 5' 8" (1.73m) x 5' 4" (1.63m)



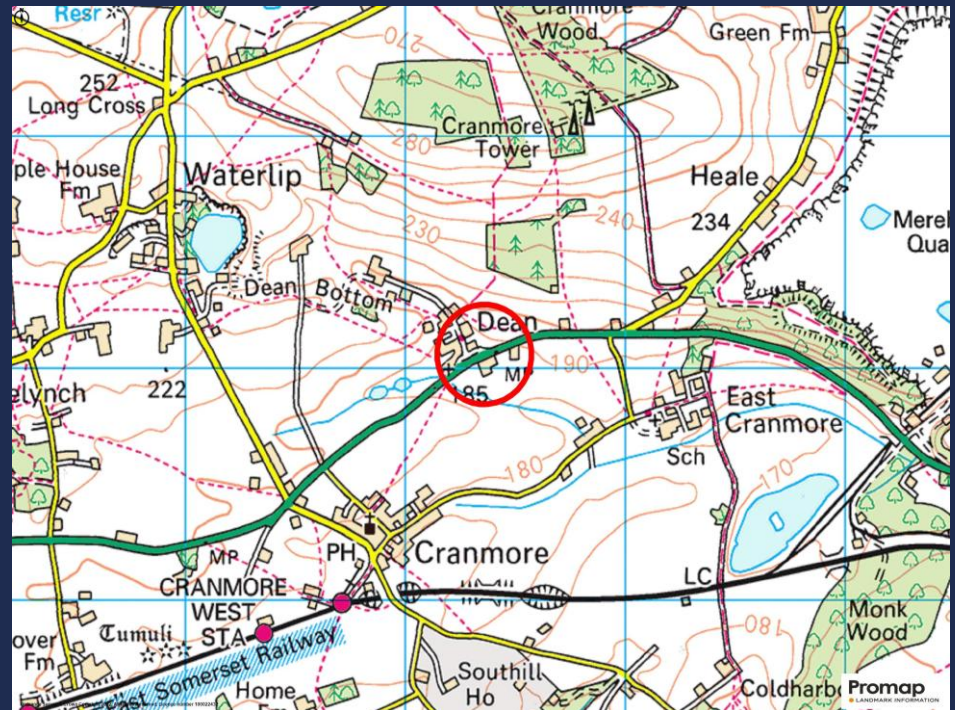
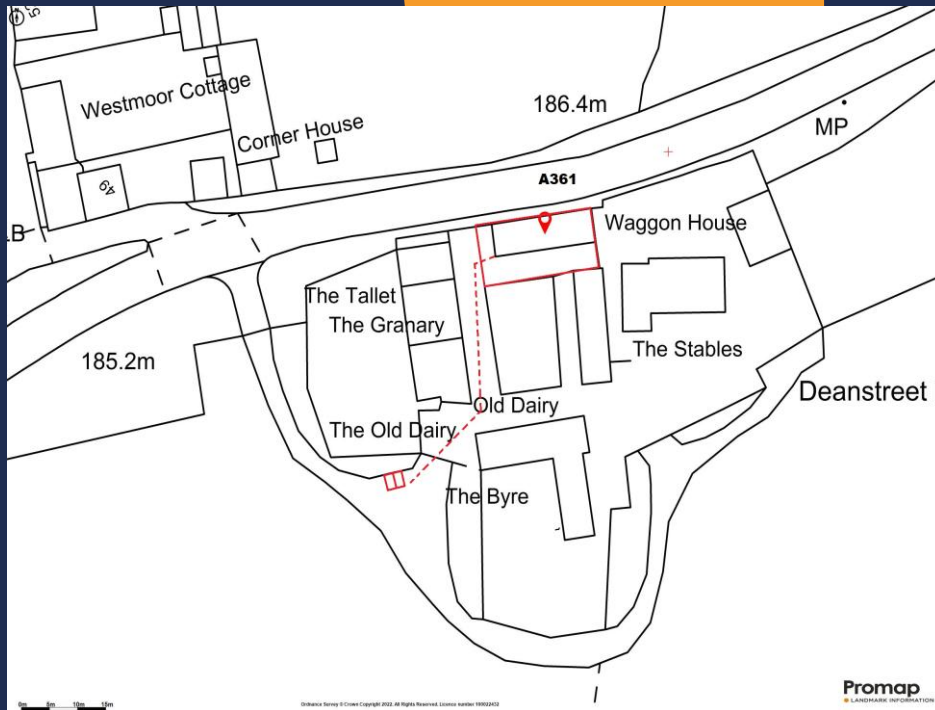
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 112 A |
| 81-91 | B | | |
| 69-80 | C | 76 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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The tenure is freehold with a resident community association/shared management over the shared paths, grounds and boundaries.

The Council Tax Band is D and is charged at £2,560.59 for 2026/2027.

Electricity, Septic Tank Drainage and Mains water are connected



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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