

LODESTONE



3 Windsbatch Cottages, Frome





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BA11 2NN

Guide Price: £550,000

4 
Bedrooms

1 
Bathrooms

4 
Receptions

PROPERTY FEATURES

- Charming Period Cottage
- Picturesque semi-rural location on outskirts of Frome
- Four bedrooms over two floors
- Four reception rooms
- Patio, pergola and bar area for al fresco dining and entertaining
- Delightful mature garden
- Within easy reach of Beckington and Frome



Tucked away in a picturesque semi-rural location on the outskirts of Frome, this well presented period cottage offers a wonderful blend of character, comfort and versatile family living. Enjoying far-reaching countryside views and a beautiful garden, the property has been lovingly maintained and thoughtfully arranged over three floors, creating a welcoming home full of charm.

Stepping inside, a wonderfully sized entrance hall sets the tone for the accommodation beyond. The sitting room is a cosy space, centred around a wood-burning stove, whilst the main living area of the home is undoubtedly the impressive kitchen/breakfast room, another characterful room featuring a wood burner and breakfast bar, perfect for everyday family life and entertaining alike. The open plan dining room provides an excellent formal entertaining space, complemented by a delightful snug and a useful study, offering flexibility for those working from home or seeking additional reception space. A ground-floor shower room completes the accommodation on this level.



The first floor is dedicated to the principal suite, creating a peaceful space. The generous main bedroom enjoys lovely rural views and benefits from a full-length built-in wardrobe, while a separate dressing room adds a touch of luxury. A well-appointed family bathroom serves this floor.

On the second floor are three further bedrooms, each enjoying a charming outlook across the surrounding countryside and offering comfortable accommodation for family and guests.

Offering an abundance of period character, versatile accommodation and a truly idyllic setting, this delightful cottage represents a rare opportunity to acquire a charming family home in one of the area's most appealing locations, with the amenities of Beckington and the vibrant town centre of Frome both within easy reach.



Outside

The gardens are a particular feature of the property. The beautifully stocked lawned garden is filled with mature shrubs, trees and seasonal planting, creating a delightful haven to enjoy throughout the year. A patio with pergola and bar area provides the perfect setting for al fresco dining and summer entertaining, while a timber shed offers useful storage.

To the front, a pretty and private garden enjoys a sunny aspect and provides a peaceful spot to sit and take in the surrounding views. A driveway to the front provides off-road parking for two vehicles.

Situation

Frome is a thriving historic market town with many notable buildings and features the highest number of listed buildings in Somerset. The famous Catherine Hill, with its cobbled streets and independent shops and cafés is an easy walk away however the property is well connected on the bus routes too. This trendy historic town is also popular for its artisan street markets, festival and a host of cultural events. There is a sports centre, restaurants, live music venues and a cinema, all within walking distance from the house. Babington House private members club, which offers a wide range of leisure and recreational facilities, is just 3 miles away. Longleat Safari Park, The Newt, Stourhead Gardens and Hauser & Wirth art gallery are all within 20-30 minutes drive from the house.

Frome station offers high speed rail links to London Paddington and London Waterloo, whilst the A303 (M3) provides good road access to London and the wider motorway network, in addition to the A36, M4 and M5 all being within easy reach. Bruton 10 miles, Westbury 9 miles, Bath 13 miles, Bristol 24 miles (All distances are approximate).

Directions

Postcode: BA11 2NN

What3words: untrained.redefined.purchaser

MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Somerset Council

Council Tax Band: D

Guide Price: £550,000

Tenure: Freehold

PART B

Property Type: Semi-Detached

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Private

Heating: Oil

Broadband: Please refer to Ofcom website.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Off-street parking for two vehicles

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: We're not aware of any significant/material restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor.

Rights and Easements: There are rights and easements over this property including the front driveway and the path to the rear of the property. These can be discussed with Lodestone Property and details of which can be shared with a purchasers conveyancing solicitor.

Flood Risk: According to the Government long term flood risk website, the property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding

Coastal Erosion Risk: n/a

Planning Permission: n/a

Accessibility/Adaptations: n/a

Coalfield Or Mining Area: n/a

Energy Performance Certificate: E rating

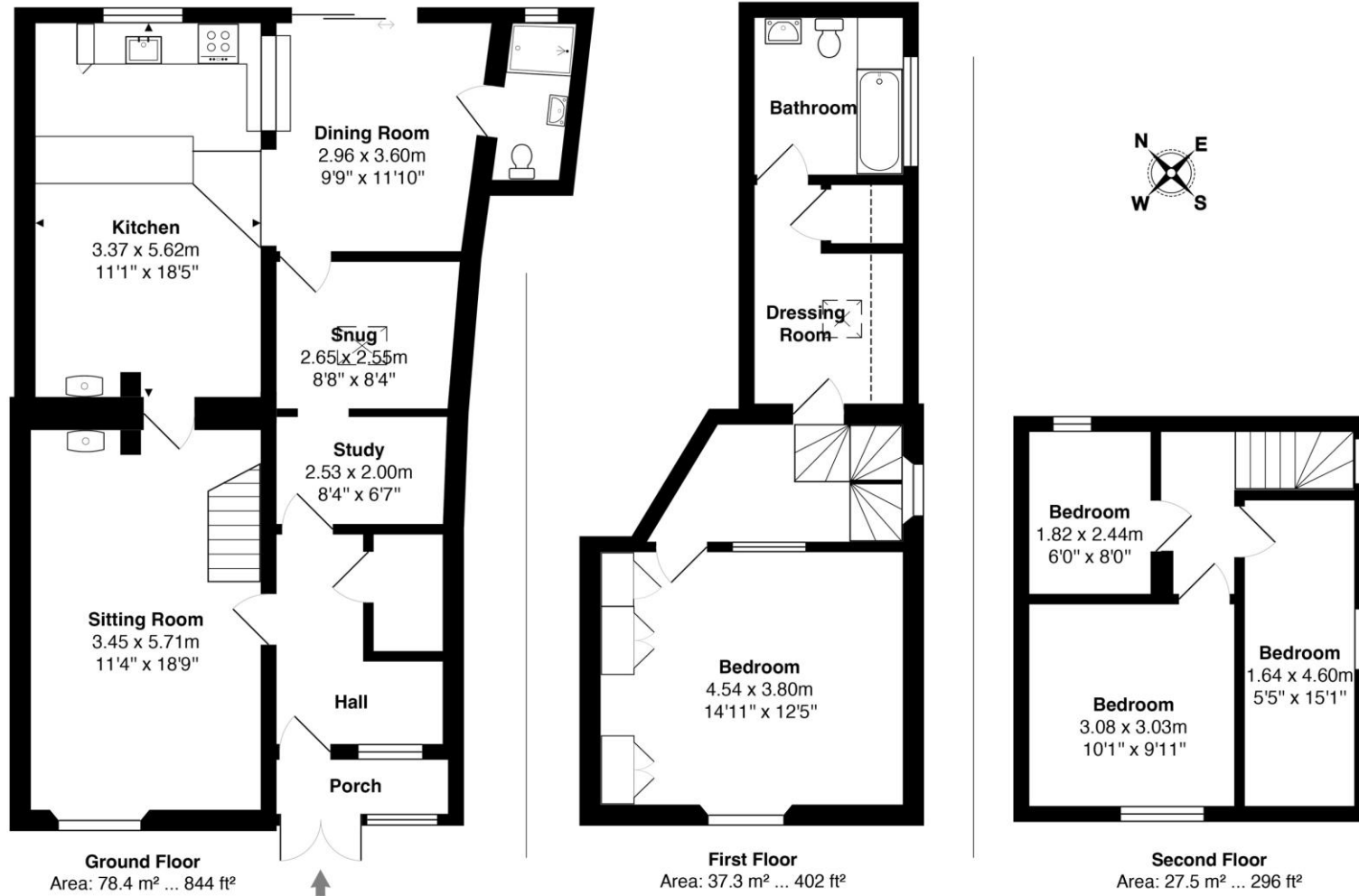
Viewing by appointment only.

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

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Approximate gross internal floor area of main building - 143.2 m² / 1,542 ft²



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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