



📍 Forest Cottage 60 St. Algars, West Woodlands, Frome, Somerset, BA11 5ER

🔗 Auction Guide £220,000

- For Sale By Online Auction
- Thursday 9th July 2026
- Lot 26
- Guide Price £220,000+

🏡 Freehold

📊 EPC Rating E



LOT 26
FOR SALE BY ONLINE AUCTION
THURSDAY 9th JULY 2026
GUIDE PRICE £220,000+

2 Bedroom detached cottage situated in a rural position backing onto a wooded copse. In need of modernisation with scope to extend.

The cottage comprises on the ground floor; living room with dual aspect windows and lovely fireplace, openings through to a kitchen/breakfast room and a conservatory. On the first floor; landing, 2 double bedrooms and a bathroom. There is double glazing and electric heating.

There is a hardstanding parking area and various garden areas mainly laid to lawn with mature shrubs and borders. Useful stone out building and scope for extending the cottage to the rear/side (subject to planning). The extent of the property measures about 0.2 acre.

what3words///glee.grant.shoulders

For further information please go to our auction site.

Situation

The property is situated in a rural location near Frome. The property is surrounded by agricultural land and scattered residential properties, whilst remaining accessible to the amenities available in Frome. There are road links via the A361 and A36 which offer access to the wider region including the cities of Bath and Bristol. Frome provides a comprehensive range of shopping, educational, leisure and transport facilities, including a mainline railway station and services to Bath, Bristol, London and the South West.

Viewings

To arrange a viewing, contact: Trowbridge Office

There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.

Online Auction

In order to bid at Strakers Online Auctions, you will first need to create an account by providing your contact details. You will be asked to read and accept our Online Auction Terms and Conditions. In order to bid online, you will be required to register a credit or debit card for the bidder security deposit. Strakers are required by law to carry out an online anti-money laundering check on all persons wishing to bid. In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability.

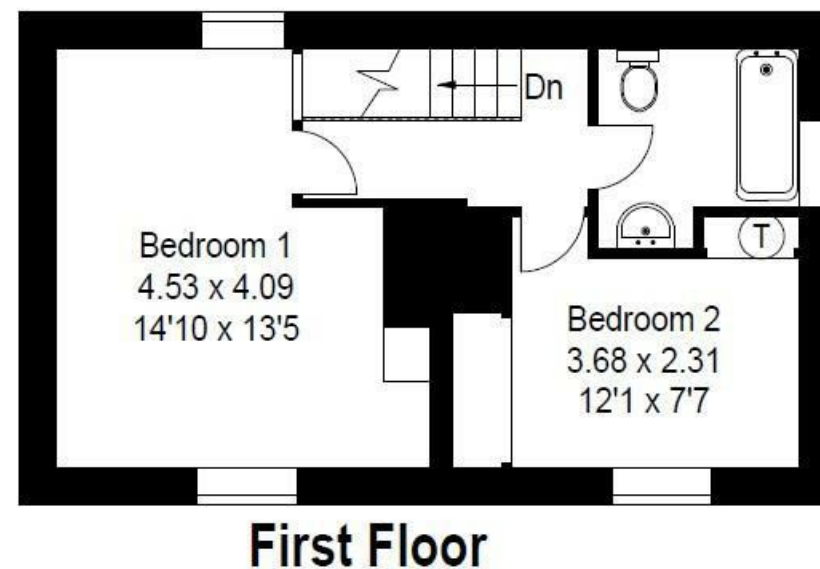
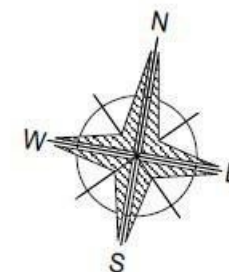
When the auction opens at 8am the day of the auction, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. It is recommended you check your web browser will allow you to bid in good time as some browsers' security can block the ability to bid. We recommend using Google Chrome when possible.

We offer property for sale by immediate, unconditional contract. This means that the fall of the electronic gavel constitutes an exchange of contracts between the buyer and seller. Both parties are legally bound to complete the transaction usually within 20 working days following the close of the auction but this will be confirmed within the legal documentation.



Forest Cottage, West Woodland, BA11 5EN

Approximate Gross Internal Area :- 86 sq m / 925 sq ft



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07825 272010 Ref L056/CD

This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines.
Not drawn to scale, unless stated.

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