



Burley Cottage Lower Street Buckland Dinham BA11 2QN

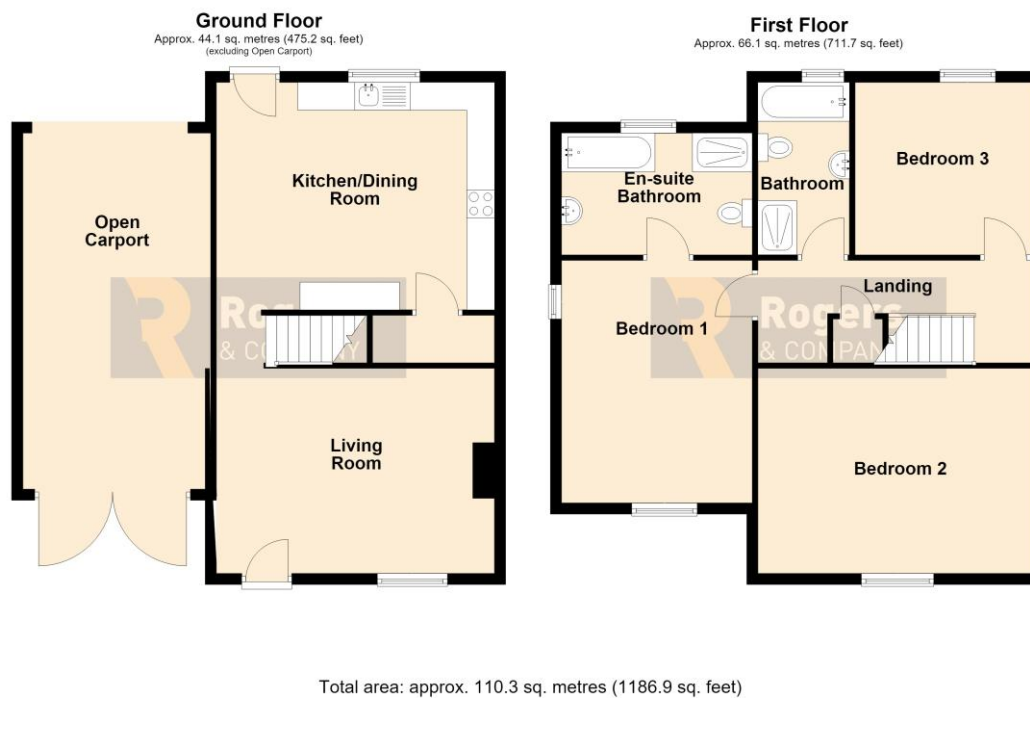
Guide Price £499,950

Enjoying lovely countryside views, Burley Cottage is a charming 1186 Sqft three-bedroom home offering a peaceful village setting within easy reach of Frome.

The property features a welcoming sitting room with high ceilings, solid oak flooring, and woodburning stove, leading into a stylish kitchen with cream units, solid wood worktops, integrated appliances, pantry and characterful flagstone flooring, with ample space for a dining table.

Upstairs are three bedrooms, including a master with ensuite, plus a family bathroom. The bedrooms enjoy views over the lane and surrounding countryside, with attractive period features including a feature fireplace.

Outside, the garden has a patio, lawn, mature shrubs and shed, with far-reaching views across neighbouring fields. A gated carport with an electric garage door provides secure parking and useful storage.



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.

- A Charming 1186 Sqft Three-Bedroom Semi-Detached Cottage
- Spacious Sitting Room With High Ceilings And A Woodburning Stove
- Stylish Kitchen With Solid Wood Worktops, Integrated Appliances And Pantry
- Characterful Flagstone and Solid Oak Flooring
- Three Bedrooms Including A Master Bedroom With Ensuite
- Family Bathroom With A Separate Shower Cubicle
- Private Garden With Patio And Shed
- Gated Carport With Electric Garage Door, Parking And Useful Storage
- Peaceful Village Location With Countryside Views Over Surrounding Fields
- Ideal Country Retreat Combining Rural Living With Easy Access To Frome

- Kitchen/Dining Room – 16' 5" (5.00m) x 13' 5" (4.09m)
- Living Room – 16' 5" (5.00m) x 12' 1" (3.68m)
- Bedroom 1 – 13' 0" (3.96m) x 11' 1" (3.38m)
- En-suite Bathroom – 11' 1" (3.38m) x 7' 0" (2.13m)
- Bedroom 2 – 16' 5" (5.00m) x 12' 1" (3.68m)
- Bedroom 3 – 10' 8" (3.25m) x 10' 5" (3.18m)
- Bathroom – 10' 5" (3.18m) x 5' 5" (1.65m)
- Open Carport – 21' 0" (6.40m) x 11' 1" (3.38m)



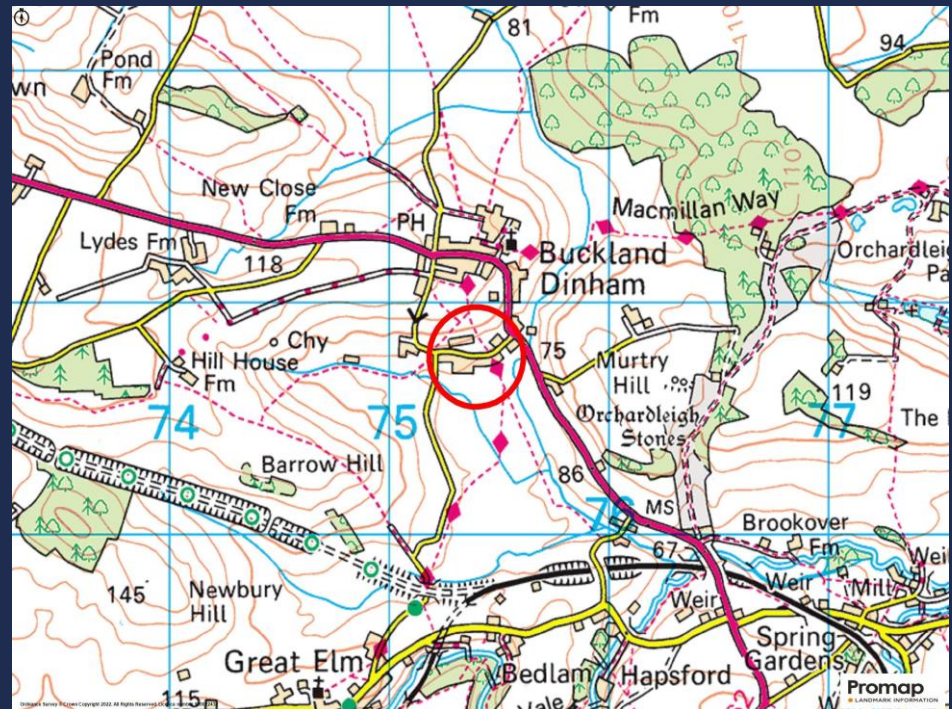
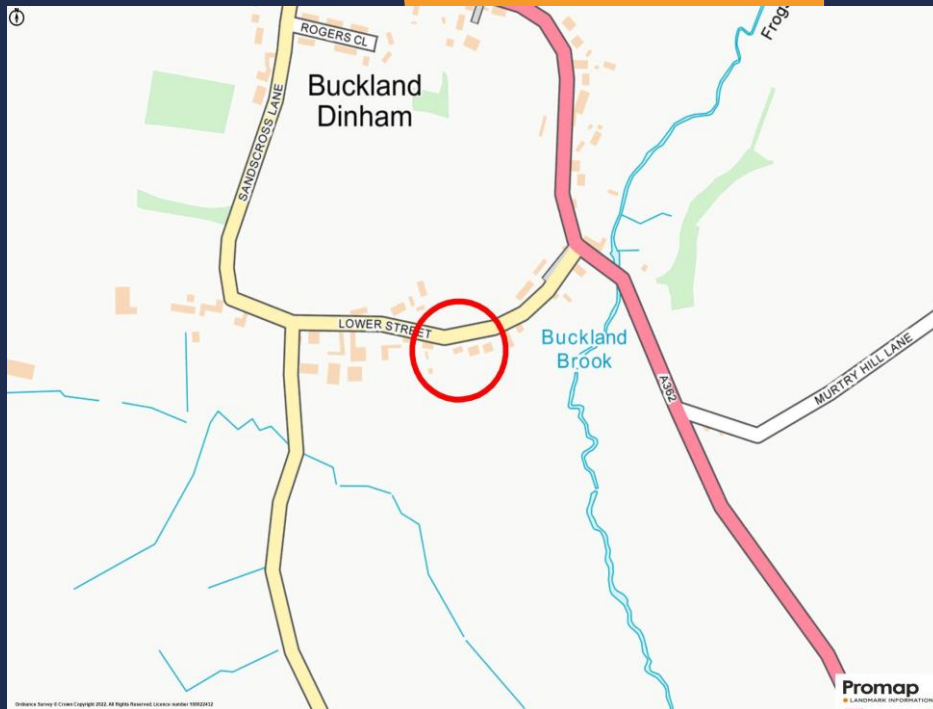


**Burley Cottage
Lower Street
Buckland Dinham
BA11 2QN**

The tenure Is Freehold

All Main Services Are Connected - mains electricity, LPG gas heating, mains water, and mains drainage.

The Council Tax Band is D and is Charged at £2,427.75 for 2026/27



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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