



Beautifully appointed period home

Lower Street, Rode

Freehold





Entrance hall • cloakroom • sitting room • dining room • open-plan kitchen • study • first floor family room • utility area • boiler/store room • 5/6 bedrooms • 3 bath/shower rooms • loft storage • garaging/workshops.

Description

Lower Street is a beautifully-appointed attached family house offering in excess of 4,000 sq ft of versatile accommodation arranged over three floors. Built in attractive rubble stone elevations under a tiled roof and complemented by private and spacious gardens to the rear, this fine village property is waiting to be discovered.

There is a welcoming entrance hall with limestone flooring and under floor heating, alongside smart wooden panelling and a bespoke oak staircase to the first floor. The sitting room also features a limestone floor with under floor heating, a fireplace and windows with fitted plantation-style shutters. The kitchen/ breakfast room is the real heart of the home and is complemented by a bespoke fitted kitchen with wooden and polished concrete work surfaces. This is open to the breakfast and dining area and has a feature fireplace, exposed beams and a part-glazed sloping roof. Off the kitchen is the study/home office with its fitted bookshelves and access to a large store area/boiler room.

Additionally to the ground floor is a practical cloakroom and utility area.

To the first floor is a family room with bedrooms leading off. This provides a relaxing breakout space with practical media/storage unit. The principal bedroom features a bank of fitted cupboards with shelves and hanging rails as well as an en suite shower room.

There are four to five further bedrooms depending on how you would like to use these rooms as well as two further bathrooms.

Of particular note is bedroom 6 which benefits from an elevated ceiling and direct access to the rear gardens. The top floor bedroom offers a great guest bedroom space.

Outside

To the front of the property is a low-lying stone wall topped with ornate iron railings enclosing a courtyard area with flagstones. There is a mature wisteria, which covers some of the front of the house and looks resplendent in spring.



There is parking on street at the front of the property, with vehicular access to the rear off the high street leading to the garage/workshop area.

The rear gardens are private and enclosed with steps leading from the back of the house up to a flagstone patio area, ideal for entertaining, enclosed by raised flower beds and mature shrubs and bushes. This area also links well to the first floor bedroom 6 where there is level access via double doors. From the patio there are a few further steps up to a large sweeping lawn area, also enclosed by flower beds, shrubs and trees offering a large degree of privacy. There is a wooden gazebo offering an attractive view back towards the house and a further entertaining space in the gardens.

To the far corner of the garden is the garaging and workshops, which offer practical storage options or creative spaces. There is a five-bar wooden gate leading off the back of the garden to the service lane, which in turn leads out to the High Street.

Situation

Located on Lower Street a quiet road in the heart of the village, the property is well placed for local amenities and accessing the wider road networks. The thriving Somerset village of Rode provides various amenities including a primary school,

church, post office and 3 public houses along with a children's playing area and a popular local cricket club. A wider range of amenities are available from the popular artisan town of Frome approx. 5.8 miles south west, or the Saxon market town of Bradford on Avon, approx. 4.8 miles north east, while the city of Bath, famed for its Georgian architecture and Roman heritage, is within approx. 10 miles. Rode is also well placed for access to Bristol and London - via the A303/M3. Westbury is within 7 miles and provides regular train services to London Paddington (from 71 minutes) and Bath (from 24 minutes). Bristol International Airport is within 26 miles. There are many excellent schools nearby in Bath and further afield including Dauntseys, Downside, All Hallows, Sherborne and Millfield.

AGENTS NOTE: We'd like to make any prospective purchaser aware that there is a pedestrian right of way for the neighbour to access the rear of their house via the rear access lane and down the side of the garage.

Tenure: Freehold

Services: All mains services are connected

Local Authority: Mendip Council - www.mendip.gov.uk

Viewings: Strictly by appointment with Savills





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savills

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Approximate Area = 390.4 sq m / 4202 sq ft
(Including Lift / Excluding Shed / Void)
Garage = 51.2 sq m / 551 sq ft
Workshop = 20.9 sq m / 225 sq ft
Total = 462.5 sq m / 4978 sq ft
Including Limited Use Area (20.6 sq m / 222 sq ft)
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