



Church Cottage
Cloford



hunter
french

A stable door welcomes you into the country style kitchen.

An overview

Church Cottage is a detached property which offers four bedrooms, parking with double garage and countryside views over the garden and beyond. All located in the quiet hamlet of Cloford just under 6 miles from Frome. This property offers the perfect mix of countryside living and a bustling town a short drive away that benefits from many restaurants, bistros and independent shops.

Walk through

A stable door welcomes you into the country style kitchen where you will find a four oven Aga, solid wooden units and worktops and a butler sink with Perrin and Rowe taps. The kitchen is the heart of the home with space for an island and white goods. The stone flooring from Artisans of Devides flows from the kitchen into the dining and sitting room, the dining room is naturally light from both the skylight and patio doors which opens on to the terrace. Off the dining room is the utility with space for washer – dryer and further access to the garden. The sitting room has views over the cottage garden from triple aspect windows and two sets of patio doors. This room benefits from a Clearview multi fuel burning stove and exposed beams. On the other side of the cottage is the snug/office which has a Morso multi fuel stove, dual aspect windows with a window seat offering views over the back garden. The hallway provides access to the traditional front door, pantry, downstairs w/c and cloak cupboard which complete the ground floor.

On the first floor of the house, there are four bedrooms. The primary bedroom features dual aspect views of the gardens and the church. The bedroom is designed with high ceilings and exposed beams, which give it a period look and feel. From the main landing there is a shower room fitted with a white suite. Additionally, there are two double bedrooms that offer views of the front garden and the fields beyond and a larger fourth bedroom that has fitted wardrobes. A modern family bathroom with a freestanding bath and white suite is also present on this floor. Lastly, there is a large loft that is partially boarded and can be accessed from one of the bedrooms.



The garden has been beautifully landscaped and wraps around the property



The Garden

The garden wraps around the cottage offering beautiful views from the house. To the front of the cottage is a lawn with a gate to the lane, a veranda provides a sheltered and welcoming area at the front of the house. There is a potting area, a woodshed and workshop with power and a gated path to the driveway. To the rear of the house is the terrace and lawn with an avenue of silver birch trees all with views of the church. There is a gated orchard with apple and pear trees and willow trees. There is also a gated vegetable garden with a potting shed which has plenty of space for someone wanting to live sustainably or plant a flower cutting garden if desired. The secure garden has views of the surrounding countryside where you will find a footpath to Nunney. The gated gravel driveway provides parking for several cars, as well further parking in the double garage. There is a workshop next to the garages too.



On the doorstep

Frome is 6 miles away from Cloford which has many exciting venues on its doorstep; the exclusive Babington House is located 6 miles from Frome. Hauser and Wirth – garden, gallery and Roth Bar restaurant is 10 miles away from Frome, with Bruton high street to wander around too. Lastly The Newt is 13 miles away from Frome, which is an awarding winning hotel with internationally known gardens with restaurants. The city of Bath has a wealth of history to enjoy as well as many shops, restaurants, and bars. The smaller villages of Nunney and Batcombe are also worth visiting, enjoying the country pubs and walks they have to offer.

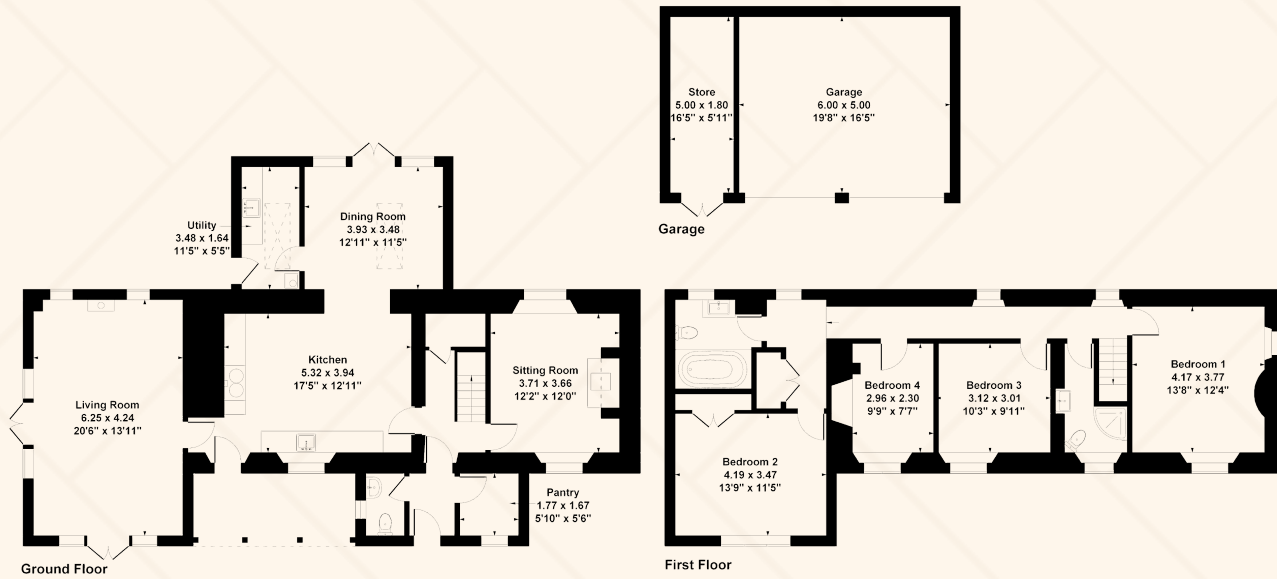
EPC **D** Council Tax **E**,

Mains water with septic tank for drainage, electric and oil fuelled central heating system.

The Aga is fitted with a back boiler to heat the hot water system and the multifuel stove located in the sitting room is capable of also running the central heating and hot water system when in use.

Church Cottage, Cloford, Frome, BA11 4PQ

Approximate Gross Internal Area
 Main House = 192 sq m (2067 sq ft)
 Garage = 40 sq m (428 sq ft)
 Total Area = 232 sq m (2495 sq ft)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This is for illustrative purpose only and should be used as such by any prospective purchaser.
www.meyerenergy.co.uk

Floorplan



Church Cottage from above

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Energy Efficiency

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