

26 High Street, Rode, Somerset

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# A pretty Grade II listed four bedroom semi-detached home.

## Accommodation

**Ground Floor** Entrance hall | Living room | Dining room | Open plan kitchen/breakfast room  
Utility room | Cloakroom

**First Floor** Principal bedroom with en suite bathroom | 2 double bedrooms | Shower room

**Second Floor** Large bedroom

**Outside** Gardens | 3 parking spaces

In all approximately 0.13 of an acre

## Distances

Bradford-on-Avon 5 miles, Frome 6 miles, Bath 9 miles, Westbury Station 7 miles

Bristol Airport 25 miles (All distances are approximate)

## Situation

This sought after village lies approximately 9 miles to the south of Bath. The village boasts excellent local amenities including its own chocolate shop, a friendly local pub, a riverside restaurant, a primary school, post office, shop, and cafe, along with a village hall featuring a large play area. The popular market towns of Frome and Bradford on Avon are both close at hand, offering a wider range of amenities, activities and schooling options, in addition to Bath.

Road and rail links from Rode are excellent. Access to London Paddington is approximately 80 minutes by train from Bath Spa or Westbury Station. The M4 and A303/M3 provide excellent road access to both London and the West Country.

## The House

No. 26 dates back to the mid-18th century, with character period features it offers versatile accommodation arranged over three floors, and is offered with no onward chain.

On the ground floor from the entrance hall is the living room, illuminated by natural light through a sizeable sash window and with a wood burner. From here is the dining room/ snug with a charming inglenook fireplace. Moving towards the rear is the open plan kitchen/ breakfast room, showcasing a newly fitted shaker style kitchen with integrated appliances and a range cooker; and double doors to the garden. Also on this floor is the utility room and a cloakroom.

On the first floor is the principal bedroom with en suite bathroom is located at the front of the property, which features two large sash windows, built-in storage and a feature fireplace. There are a further two double bedrooms and a shower room on this floor. On the second floor, is the spacious fourth bedroom, characterised by exposed beams and multiple Velux windows that flood the room with natural light.



## Outside

Parking is private at the front of the property, with additional on street parking available.

The pretty gardens to the rear are predominantly laid to lawn with an entertaining terrace.

## Property information

**Postcode:** BA11 6PA

**What Three Words:** ///banana.liberty.decoding

**Services:** Mains water, electricity and drainage. Gas fired central heating.

**Tenure:** We are advised that the property is Freehold.

**Local Authority:** Mendip District Council – mendip.gov.uk

**Council Tax:** Band E

**EPC:** D

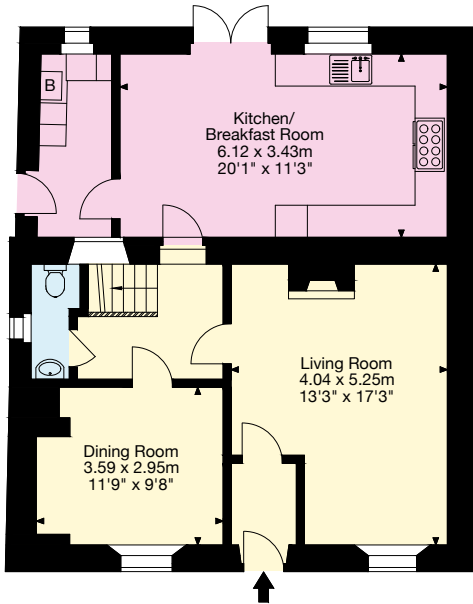
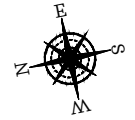
**Offers in excess of:** £650,000

**Viewing:** Strictly by prior appointment with the agent.

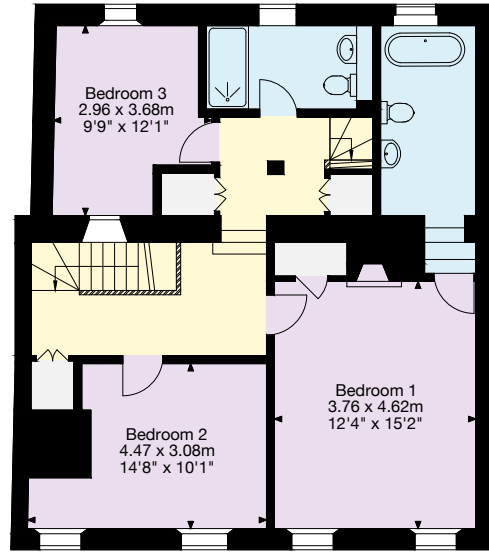


Total Area = 200.6 sq m / 2,160 sq ft

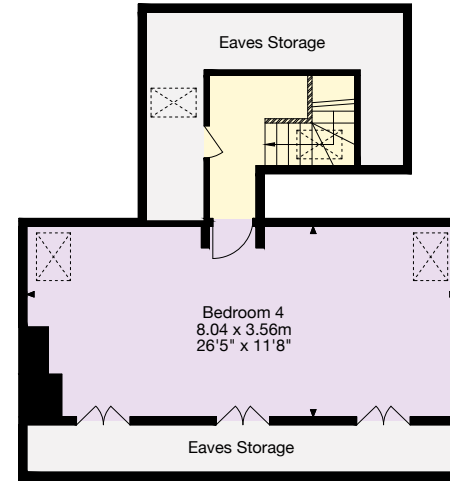
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



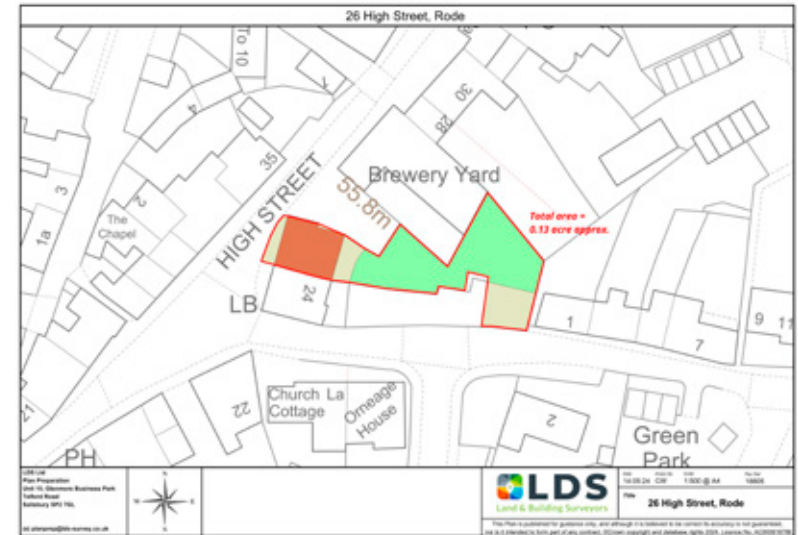
Ground Floor



First Floor



Second Floor



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Particulars dated [May 2024]. Photographs and videos dated [May 2024].

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