

# The Old Coach House

A unique property, Grade II\* - built in 1790



**Winkworth**



# Stunning Period House, charming Somerset village

## THE OLD COACH HOUSE

RODE HILL, RODE, FROME BA11 6PS

A Grade II\* listed Coach House with separate annexe.

Bath 12 miles | Bradford on Avon 5 miles | Frome 5 miles

London via A303 110 miles | Chippenham station to London Paddington circa 1 hour | Chippenham station 25 miles  
Westbury station 4 miles (1.5 hours direct train to London Paddington) | Bristol 21 miles

Entrance Hall | Large Living room | Laundry room + Utility | Kitchen/breakfast room | Large Garage/Store  
Master Bedroom with Dressing Room + Ensuite Shower | 3 x further Bedrooms | 2 x further Bathrooms  
Off street parking for several cars | Large rear garden approx. half an acre | Bike sheds/Garden store

Separate 1 bedroom Granny Annexe

Main house: 3009sqft | 2871 meters

Annexe: c. 300 ft



Bath office

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See things differently.





## DESCRIPTION

The Old Coach House is believed to date back to the late 1700s, benefiting from an impressive Bath Stone 'Tuscan' façade with original red brick at the rear. The property is accessed through a striking cobbled entrance hall which leads upstairs to the reception space which totals almost 750sq feet of open plan space, the vaulted ceilings add to the great feeling of space. The house retains a wealth of period features including exposed beams, exposed red brickwork walls and feature circular windows/reveals.

There is a modern bespoke kitchen, with black stone worktop, oversized breakfast bar and integrated wine rack. There is a second terrace to the side of the house, with a lovely sitting area facing west with views down to the river and the countryside beyond.

The living space leads directly out to the rear garden, outside the kitchen is a sheltered terrace with steps up to the main garden. The majority of the garden is laid to lawn with views over open countryside back and front.

Three of the four bedrooms are on the ground floor. The principal bedroom has a luxurious walnut dressing room and ensuite. 2 further bedrooms and family bathroom are on this level with a 4th bedroom and ensuite / guest suite off the living space upstairs.

The main house and annexe have been extensively refurbished by the current vendors with great taste and an eye for detail.

## LOCATION

The property is situated next to an historic stone bridge over the River Frome, on the edge of the historic Somerset Village of Rode. This sought after village has a pretty high street which is mainly residential, there is also a convenience store, post office, two pubs, Cross Keys and The Mill, primary school and church.

Rode sits in a triangle between Bath, Bradford on Avon and Frome and offers easy access to all 3. London is 115 miles from Rode via A303 or from 80 minutes on the train from Chippenham Station.

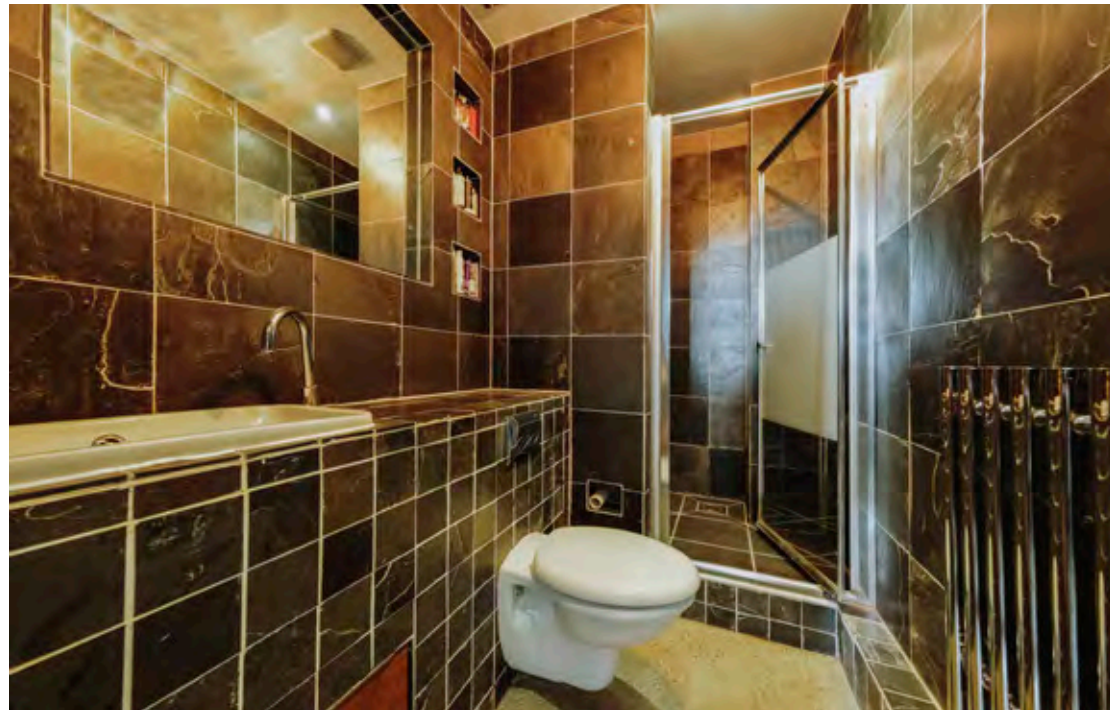
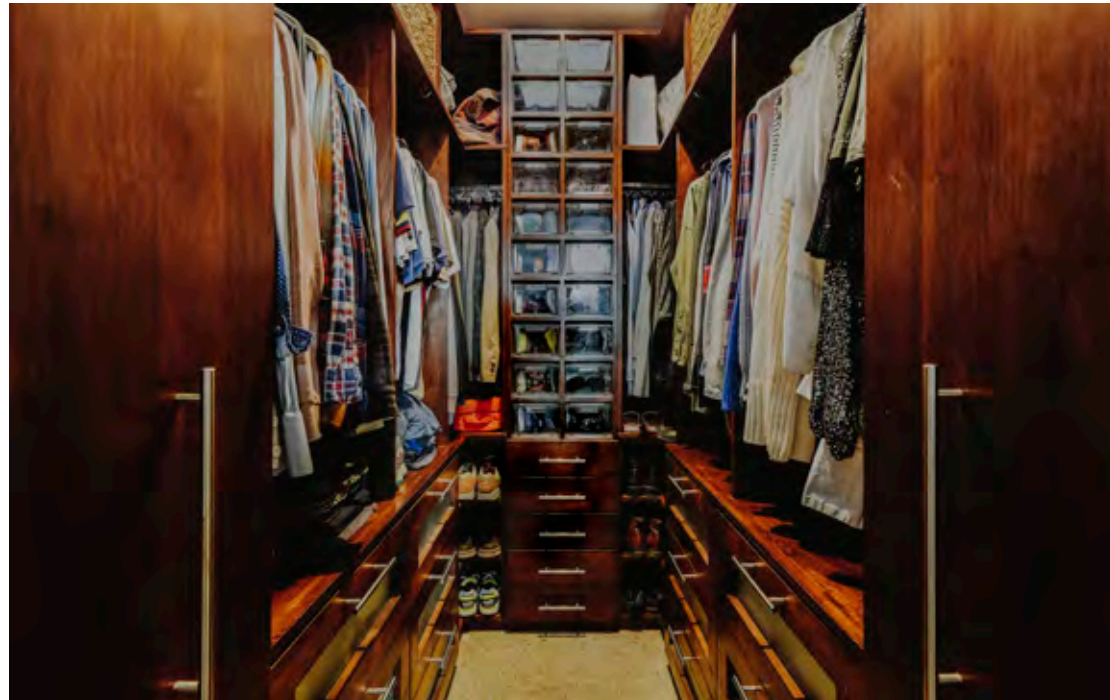












#### Fixtures and Fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.

#### Tenure

Freehold.

#### Services

Mains gas, electricity water and drainage. Underfloor heating downstairs plus electric radiators. Upstairs radiators and feature wood burner.

#### Local Authority

Mendip Council (Somerset)

#### EPC

C

#### council Tax band

G

#### Postcode

BA11 6PS

#### what 3 words

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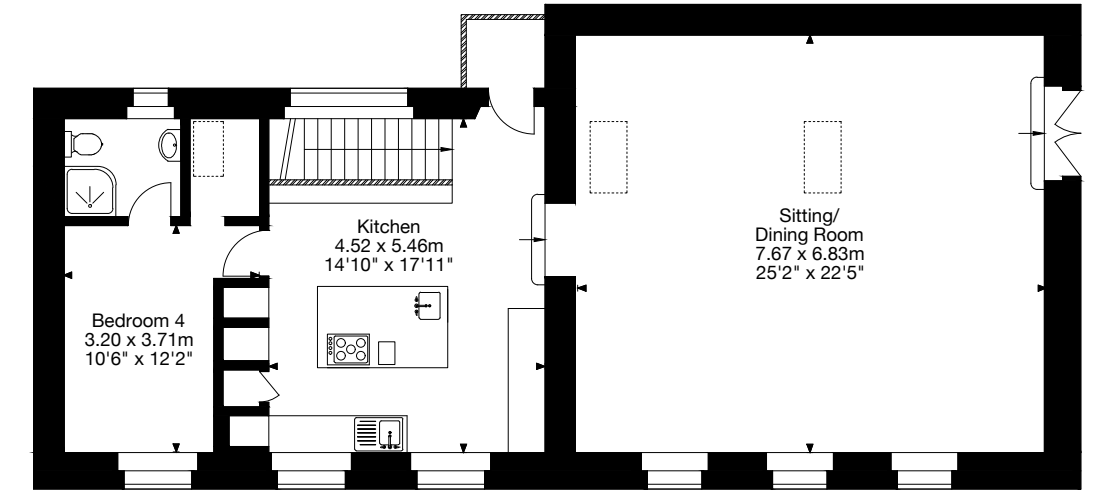
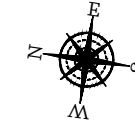
#### Viewing

Strictly by appointment with Winkworth.

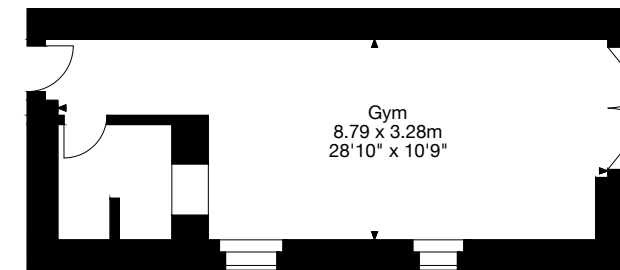




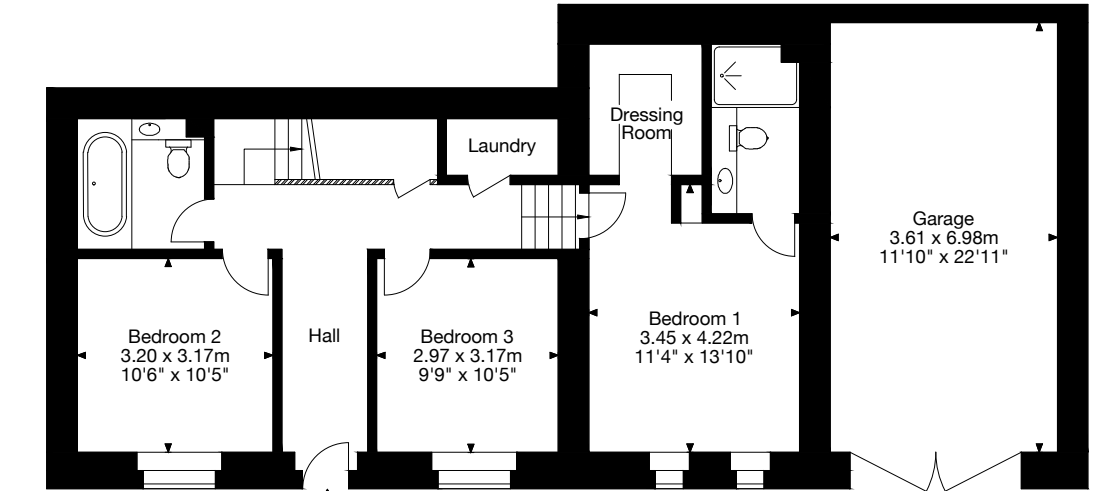
The Coach House, Rode Hill, Frome BA11 6PS  
 Gross Internal Area (Approx.)  
 Main House (incl. Garage) = 193.97 sq m / 2,088 sq ft  
 Outbuilding = 28.71 sq m / 309 sq ft



First Floor



Outbuilding



Ground Floor



## FROME

Frome in Somerset has a welcoming charm, which is instant, so it's no surprise that the town's been named one of Time Out's best weekend breaks from London. The picturesque town is the perfect destination for a day trip or short break. Explore medieval streets lined with independent stores, experience award-winning markets, soak up the thriving arts scene, indulge in local culinary delights and venture into the beautiful surrounding countryside.

Once one of the largest towns in Somerset, Frome boasts a rich industrial heritage founded in the wool and cloth industry and later metal-working and printing. Although these industries have since declined, their legacy lives on with Frome laying claim to over 350 listed buildings – more than any other town in Somerset. Perfectly placed at the eastern end of the Mendip Hills, Frome enjoys excellent rail and local transport links making it the ideal base from which to explore Somerset, Wiltshire and Bath.



## BATH

The UNESCO World Heritage City of Bath is situated on the River Avon in Somerset and famous for its Georgian Architecture and Roman Spas. There are a wealth of cultural attractions including theatres, galleries, museums and festivals of all kind throughout the year.

There are a huge number of shops, cafes, bars and it is said there is a different restaurant for every day of the year.

Sport is popular in Bath from the annual Bath half marathon to well-regarded sports teams include Bath Rugby, Cricket and Football.







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