

# LODESTONE



Rose Cottage, Stoke St. Michael









# Rose Cottage, Stoke St. Michael

BA3 5JJ

Guide Price: £390,000

3   
Bedrooms

1   
Bathrooms

2   
Receptions

## PROPERTY FEATURES

- Charming 17th Century Cottage in the heart of the village
- Three generous double bedrooms
- Stylish modern kitchen with Quartz worktops & Smeg cooker
- Contemporary family bathroom & downstairs WC
- Utility room & ample storage
- Popular village location near Frome
- Not listed
- No chain









Rose Cottage is a charming three-bedroom cottage dating back to the 17th century, located in the heart of Stoke St Michael, a sought-after village near Frome. The property has been thoughtfully renovated and extended to create a spacious, light-filled home that blends period character with modern comforts.

The front door opens into a contemporary kitchen featuring a Beech Island, Smeg four-burner gas oven, Belfast sink, and quartz countertops. Just off the kitchen is a useful utility area with ample storage and a convenient downstairs WC. The kitchen opens into a bright and modern dining room extension, added in 2019, with large sliding doors leading out to the garden—perfect for entertaining or relaxing in the warmer months. A welcoming sitting room with a brand-new wood burner and slate hearth completes the ground floor and creates a lovely flow throughout.

Upstairs, the cottage offers three good-sized double bedrooms, all with seagrass flooring, and a stylish family bathroom with both a bath and shower. Two of the bedrooms include built-in wardrobes, offering excellent storage.

### Outside

Outside, the garden is a real highlight. A newly laid slate patio leads to a long, private garden with mature trees and planting. There's also a garden shed and covered storage space and rear access to the village.

### Situation

Rose cottage is perfectly situated in the centre of the village. Stoke St Michael has a shop, public house, church, primary school and a baby and toddler group. Also close is Leigh on Mendip with a very fine 13c church, a







village pub and a primary school voted outstanding in a recent report by Ofsted.

Nearby is the up-market Talbot pub and Babington House, Soho House's country mansion. Approximately seven miles away is Frome, one of the county's most fashionable market towns and recently featured in the Sunday Times as the best place to live in Somerset. The town has a comprehensive choice of retail outlets and all the usual amenities. Founded in 2013, the "Frome Independent" is an award-winning independent street market that is held on the first Sunday of every month and attracts 80,000 people a year.

Equally popular Bruton lies approximately 12 miles to the South with its famous Hauser and Wirth Art Gallery and Roth Bar, At the Chapel restaurant and bakery, The Old Pharmacy eatery, The Blue Ball pub and Osip restaurant just outside Bruton Close by are various footpaths, Asham Woods and a bridleway to the nearby village of Mells. The Macmillan Way, a long-distance path passes through the village and there are ample opportunities for walking and cycling along converted railway lines and alongside the Mells river.

Local schools are excellent and include All Hallows and Downside, Prior Park, Monkton Combe and King Edwards in Bath as well as Writhlington School near Radstock. The property is well placed for commuting with the A37 and A303/M3. High speed rail links to London Paddington can be found at Frome, Castle Cary and Bath Spa Stations with journey times from 80 minutes. Bristol Airport is approximately 30 minutes' drive.

#### **Directions**

What.3.Words: [///lies.lung.walked](#)

Postcode: BA3 5JJ

Rose Cottage can be found directly opposite the village shop in the centre of Stoke St Michael.







## MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

### PART A

**Local Authority:** Somerset Council

**Council Tax Band:** C

**Guide Price:** £390,000

**Tenure:** Freehold

### PART B

**Property Type:** Semi-detached

**Property Construction:** Stone/Tile Roof

**Number and Types of Rooms:** See Details and Plan, all measurements being maximum dimensions provided between internal walls

**Electricity Supply:** Mains

**Water Supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

**Broadband:** Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

**Mobile Signal/Coverage:** Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Parking:** On street parking

### PART C

**Building Safety:** The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

**Restrictions:** None that we are aware of.

**Rights and Easements:** There is a right of way to the rear of the property for the neighbour to access their back door.

**Flood Risk:** Risk of flood is very low ([gov.co.uk](http://gov.co.uk))

**Coastal Erosion Risk:** None

**Planning Permission:** None

**Accessibility/Adaptations:** Steps to back garden.

**Coalfield Or Mining Area:** N/A

**Energy Performance Certificate:** C

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

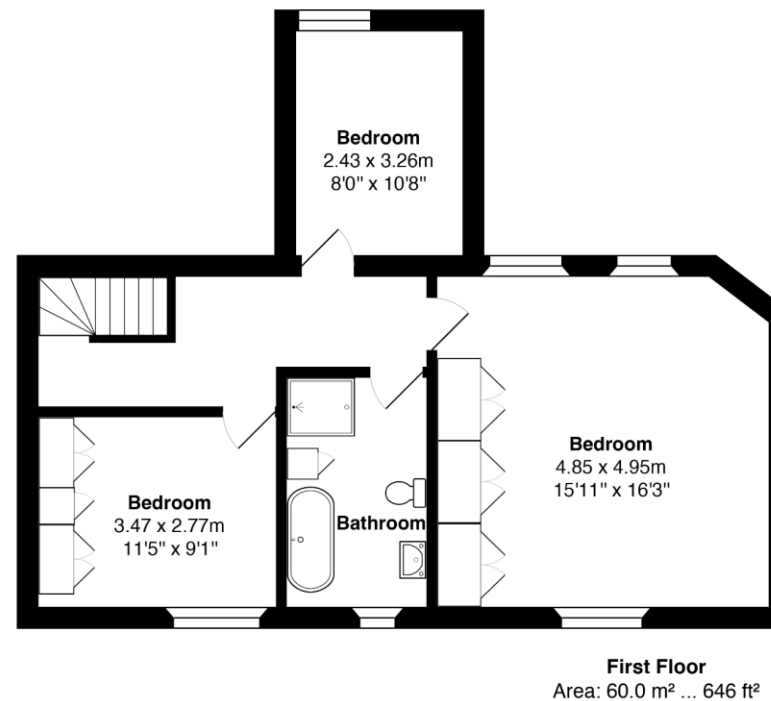
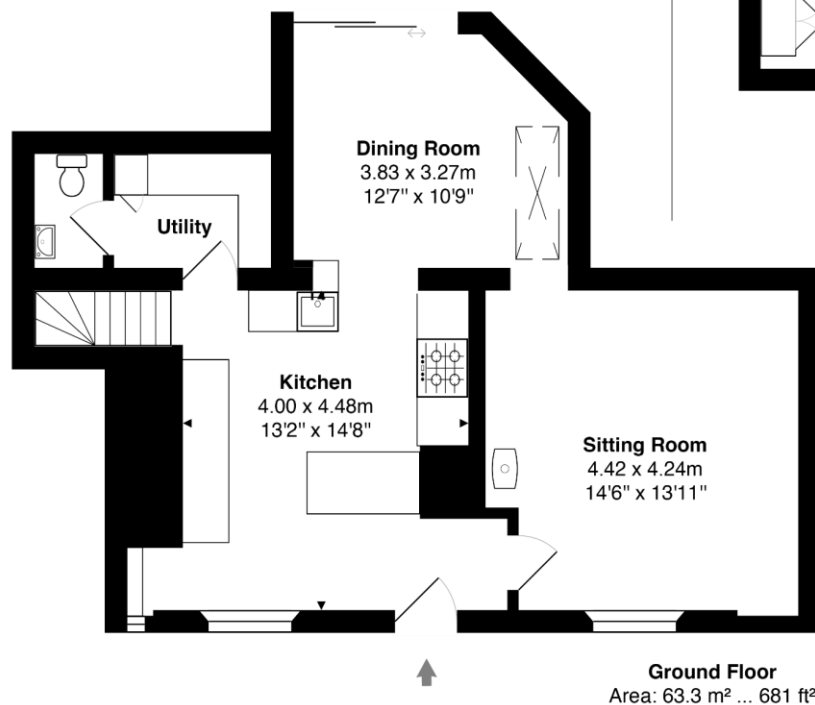






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Approximate gross internal floor area of main building  
- 123.3 m<sup>2</sup> / 1,327 ft<sup>2</sup>



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.



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