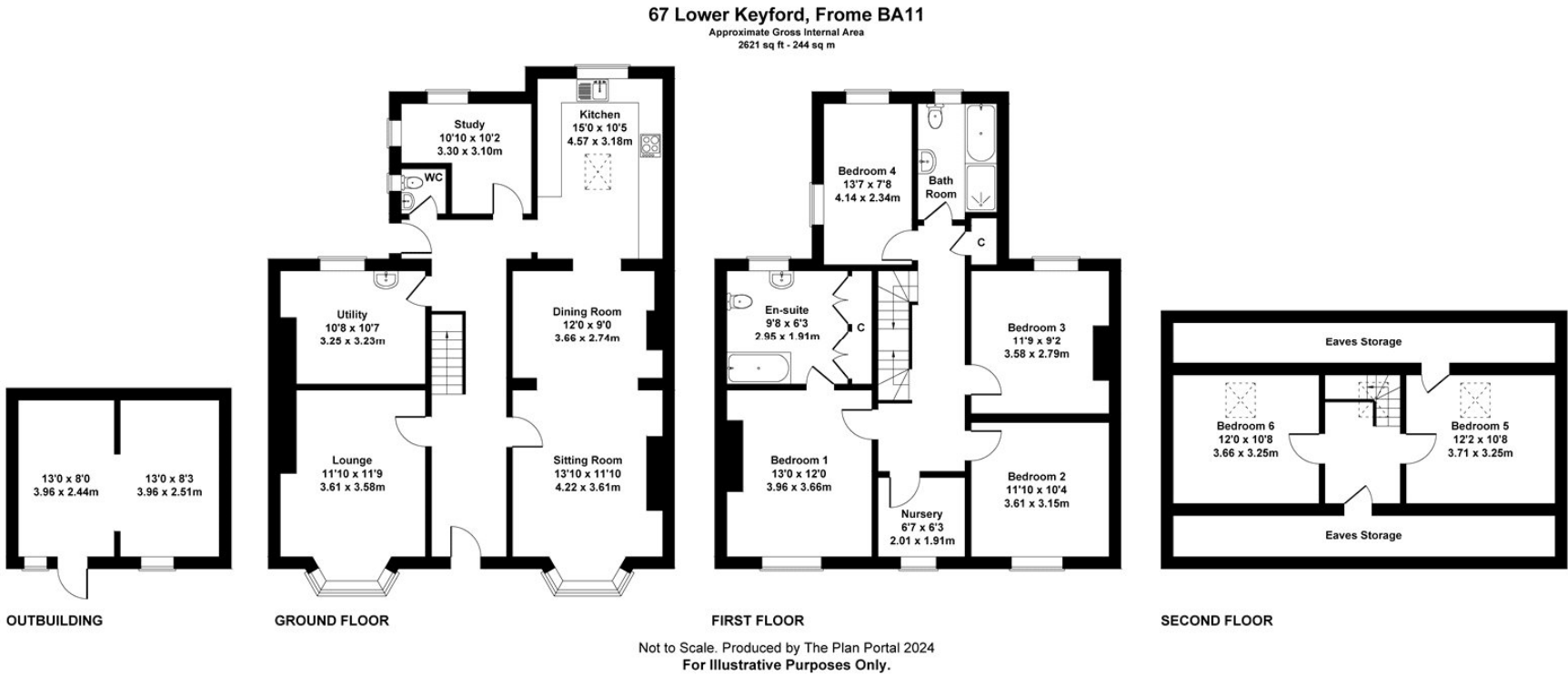




McAllisters Estate Agents Frome
Market Place, Frome
BA11 1AB
T: 01373453592
E: info@mcallistersestateagents.co.uk



Energy Efficiency Rating	
Very energy efficient - lower running costs	
A	(92+)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU (2002)	



Directions: From our offices in the Market Place proceed to the top of Bath Street at mini roundabout turn left into Christchurch Street East at the next roundabout and at the traffic lights bear right into Locks Hill, proceed to the top of Locks Hill turning left into Culverhill and after approximately 1/4 mile take the turning into Lower Keyford where the property will be found immediately on the left hand side.

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Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

A superb Grade II Listed six bedroom period house in a popular conservation area*Four receptions including a study/home office*A wealth of period features including fireplaces and other architectural features*Substantial two room outbuilding*Attractive courtyards and gardens*Block paved drive and off road parking

Description: This double fronted Grade II Listed period house offers spacious, flexible and versatile accommodation over three floors. Total floorspace: 2621 square feet. On the ground floor there are four receptions including a study, together with a utility room, cloakroom and a generous sized kitchen. To the first floor there are four double bedrooms and a nursery/additional bedroom. As well as a family bathroom, the principal bedroom has an en-suite bathroom/dressing room. The loft has been converted to create two further double bedrooms with sloping ceilings. The majority of the wood framed windows are double glazed.

To the side of the property is a block paved drive. The owners have received a quote to add a charge-point to enable charging of electric cars to the side and front of the house. There are gardens and courtyard areas to the front, side and rear of the house alongside a substantial two-room outbuilding. In addition, just 20 seconds walk from the back of the house, along a private path shared with the neighbours, is a large, fully enclosed private garden. Accommodation: All dimensions being approximate.

Entrance Hall: With a panelled front door, radiator, tiled floor, access to the cellar and to a further lobby area with a part glazed rear door, further radiator and a door to:
Cloakroom: With a white low level WC, vanity wash basin and window.
Lounge: 16"x11'10" With a bay window to the front, radiator and original fireplace with a cast iron grate, tiled slips and a decorative surround.
Sitting Room: 13'10"x11'10" With a bay window to the front, radiator and fireplace with a wood burning stove, exposed stone work and a Bath stone hearth, access through to:
Dining Room: 12'x9' With a period range, decorative surround, exposed stone work, radiator and access through to:
Kitchen: 15'x10'5" Refitted in 2019, a comprehensive range of fitted units, featuring sage green painted solid wood doors and built-in Bosch appliances. One and a half bowl sink, full size dishwasher, two fridge-freezers, electric fan assisted oven with a further combination oven, five ring induction hob with a stainless steel splash back and an extractor hood. Breakfast bar, radiator, ceramic tiled floor, roof light and window to the rear.
Reception 4/Study: 10'10" maximum x 10'2" Enjoying dual aspect with windows to the side and rear and a radiator.
Utility Room: With energy efficient Worcester Bosch condensing gas boiler fitted in December 2021. Plumbing for washing machine. Space for tumble dryer. Built in storage shelves. Window to the rear.

First Floor:
Landing: With a staircase rising to the second floor, storage cupboard and doors to:
Principal Bedroom: 13'x12' With a radiator, window to the front and door to:
En-Suite Bathroom/Dressing Room: With a white suite comprising a panelled bath with adjacent ceramic wall tiling and a Mira electric shower, low level WC, pedestal wash basin, built-in wardrobes and dual-aspect obscure windows to the side and rear elevation.
Bedroom 2: 11'10"x10'4" With a radiator, decorative fireplace and window to the front.
Bedroom 3: 11'9"x9'2" With a period fireplace with a cast iron grate and surround, radiator and window to the rear.
Bedroom 4: 13'7"x7'8" Enjoying dual aspect with windows to the side and rear elevation

- **ENTRANCE HALL, LIVING ROOM, SITTING ROOM,**
- **DINING ROOM, FITTED KITCHEN, UTILITY ROOM,**
- **CLOAKROOM, STUDY/HOME OFFICE,**
- **FIRST FLOOR, LANDING, FOUR DOUBLE BEDROOMS,**
- **PRINCIPAL WITH EN-SUITE BATHROOM/DRESSING**
- **ROOM, FAMILY BATHROOM, SECOND FLOOR, LANDING,**
- **TWO FURTHER DOUBLE SIZED ATTIC BEDROOMS.**

together with a radiator.
Nursery/Bedroom 7: 6'7"x6'3" With a radiator and window to the front.
Family Bathroom: With a white suite comprising a panelled bath with adjacent ceramic wall tiling, a low level WC, pedestal wash basin, separate shower enclosure with a thermostatic shower, chrome finish towel rail/radiator and an obscure glazed window to the rear.

Second Floor:
Landing Area: With a roof light to the rear slope and doors to:
Bedroom 5: 12'2"x10'8" (floor measurements). With eaves storage, radiator and a roof light to the rear slope.
Bedroom 6: 12'x10'8" (floor measurements) With eaves storage, radiator and roof light to the rear slope.

Outbuilding: Constructed mainly from natural stone with a stable door and two windows. This has power, light and water connected and is divided into two rooms measuring 13'0" x 8.0" and 13'0" x 8'3" respectively with a flagstone and brick floor, Belfast sink, an original copper and a mezzanine storage area. Currently used as a workshop, games room and for storage. Scope for a number of other potential uses (subject to the usual consents).

Outside: The front garden is enclosed by natural stone walls and a wrought iron gate. Path and steps leading to the front door. Two lawns surrounded by borders with a range of shrubs. Accessed from the rear door is a courtyard area measuring 14'0" x 7'5" maximum enclosed by wrought iron railings and a gate. Behind this, accessed via the block paved drive and path, is a further area of courtyard garden enclosed by old stone walling measuring approximately 28'0" x 15'6". This includes raised borders containing shrubs and other planting, children's wooden playhouse, seating area and outside tap.

The main garden is a 20 second walk from the back of the house, accessed via a private path shared with the neighbours. Firstly is a triangular area of garden with log store, herb garden, washing line and gate to the private enclosed garden which is a particular feature of the property. Measuring approximately 65' maximum x 57' incorporating lawns, flower beds, shrubs, trees, fruit bushes, seating areas, raised vegetable beds, a chicken run, small wildlife pond, greenhouse, summer house and two sheds. Affording a good degree of privacy this productive and peaceful garden is a true oasis.
The property includes a private block paved driveway to the side and path to the rear over which the neighbours have a pedestrian right of access.

