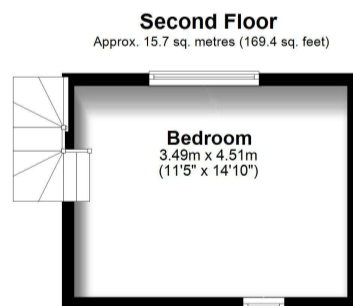
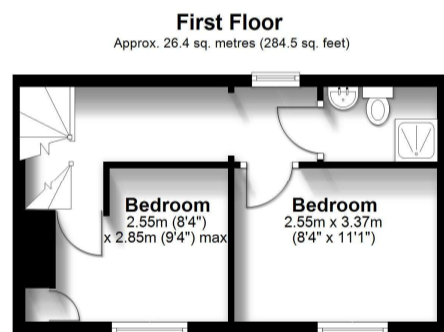
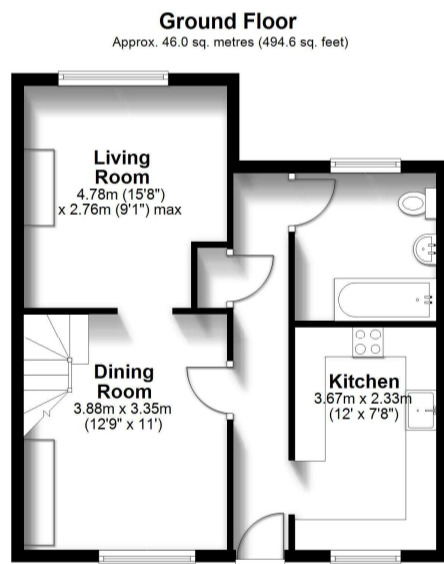




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	76 C
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 88.1 sq. metres (948.6 sq. feet)

This floor plan provided by Home Circle Property is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or misstatement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing/letting agency and should not be relied upon. If there is any area where accuracy is required please contact the appropriate agent for clarification. Plan produced using PlanUp.

27 Horton Street, -

Directions: From our offices in the Market Place proceed to the top of Bath Street and at the roundabout turn right into Christchurch Street West, through the traffic lights and at the mini roundabout bear right into Vallis Way and then turn left into Horton Street where the property will be found on the right hand side.

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McAllisters is a trading name of Haines and Associates Limited, registration no 09918653. Registered office: 13 Market Place, Frome, BA11 1AB. Registered in England and Wales.

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 characterful three double bedroom Grade II listed house*Two receptions both with woodburning stoves*Ground floor bathroom in addition to a first floor shower room*A generous-sized landscaped west-facing enclosed rear garden.**

Situation: This attractive three double bedroom property lies just off the Trinity Conservation Area and is situated less than a mile from the Town Centre. Frome has a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks and Spencer. The Georgian City of Bath lies approximately thirteen miles.

Description: Believed to date from 1780 this Grade II listed three double bedroom house has accommodation arranged over three floors. The dining room has an original inglenook fireplace with woodburning stove and winding staircase rising to the first floor, accessed from this is a sitting room, again with a woodburning stove and views across the landscaped west-facing rear garden. Beyond the kitchen to the ground floor is a bathroom and to the first floor a further shower room adjacent to bedroom one. There are two further double-sized bedrooms including a beautiful beamed attic room off which is a large storage area. The property has gas-fired central heating to radiators via a pressurised system and a boiler which was installed in 2020.

Accommodation: All dimensions being approximate.

Entrance Hall: With a panelled front door, slate floor, radiator, storage cupboard and glazed door to a rear lobby area with a part-glazed door to the rear garden.

Kitchen: 12'0" x 7'8" With a range of painted wooden units and solid wood worksurfaces comprising a porcelain butlers sink with Monobloc mixer tap, adjacent worksurfaces with drawers and cupboards beneath and incorporating a slot-in stainless steel finish cooker with gas four-ring hob and electric oven, space and plumbing for a dishwasher, washing machine, fridge and freezer, eye-level cupboard units, stainless steel finish extractor hood, breakfast bar, wall-mounted Vaillant gas-fired boiler supplying domestic hot water and central heating to radiators. Stone mullion window to the front.

Bathroom: With a white suite comprising a panelled bath with a wall-mounted thermostatic shower and glazed shower screen, pedestal washbasin, low level WC, radiator, ceramic tiled floor and an obscured glazed window to the rear.

Dining Room: 12'10" x 8'5" average With a stone mullion window to the front,

- **ENTRANCE HALL, FITTED KITCHEN,**
- **REAR LOBBY AREA, BATHROOM,**
- **DINING ROOM WITH INGLENOOK FIREPLACE,**
- **SITTING ROOM, FIRST FLOOR LANDING,**
- **TWO DOUBLE-SIZED BEDROOMS, SHOWER ROOM,**
- **SECOND FLOOR ATTIC BEDROOM WITH STORAGE ROOM,**
- **ENCLOSED REAR GARDEN**

strip wood floor, large inglenook fireplace with bressumer beam and a woodburning stove, winding staircase rising to the first floor with understairs storage cupboard and access through to:

Sitting Room: 12'4" x 9'1" With a stripwood floor, fireplace with a woodburning stove, radiator and a window to the rear.

First Floor: With study area, winding staircase rising to the second floor and access to a further lobby area with a window to the rear and access to:

Shower Room: With a tiled shower enclosure, low level WC, vanity washbasin and storage shelving.

Bedroom One: 11'0" x 8'3" average With a stripwood floor, radiator and a stone mullion window to the front.

Bedroom Two: 9'4" x 8'2" With a built-in linen cupboard, radiator and a stone mullion window to the front.

Attic Bedroom Three: 15'0" average x 9'6" (floor measurements) With original exposed beams, radiator and dormer windows to the front and rear. Door to a storage cupboard.

Outside: To the rear of the property is a generous-sized garden measuring approximately 53' in length with an average width of 22' comprising a full-width paved patio, two garden stores, an outside tap and an area laid mainly to lawn with soft fruit bushes and established trees and flowerbeds. The garden enjoys a westerly aspect and affords a good degree of privacy.

Viewing by appointment through the selling agents McAllisters: 01373 453592

