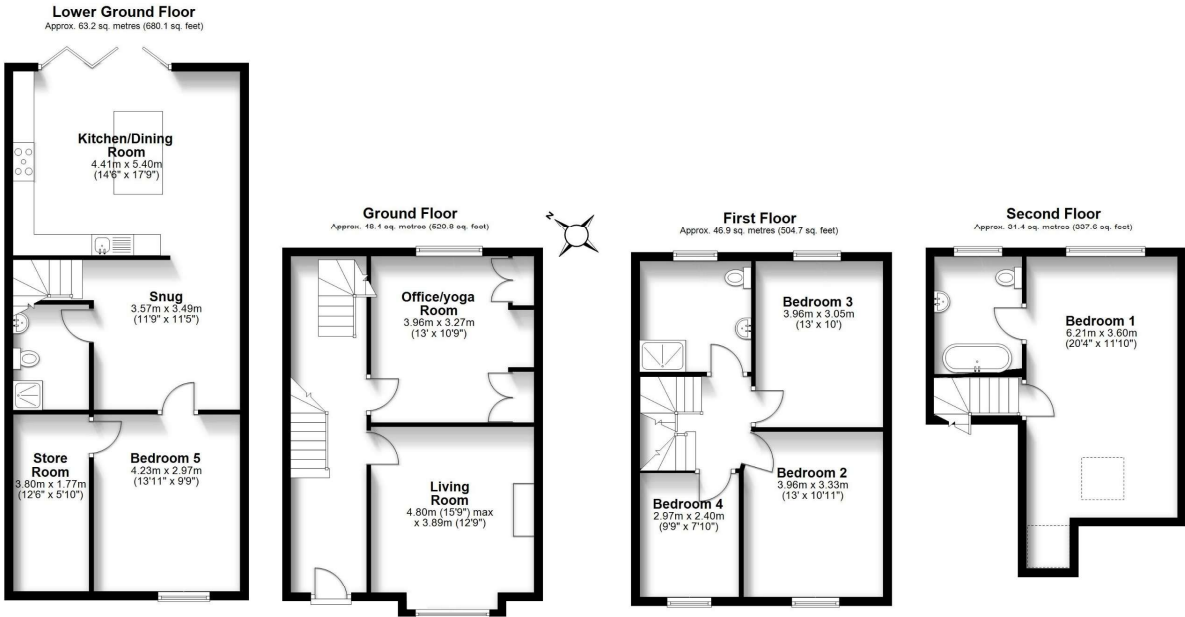




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Directions: From our offices in the Market Place proceed to the top of Bath Street and at the roundabout turn left into Christchurch Street East. At the next roundabout take the fourth exit into Alexandra Road and the property will be found 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 beautifully presented Edwardian home dating from 1906, offering generous and versatile accommodation arranged over four floors. The property has been sympathetically improved over the past eight years, most notably with the creation of a superb full-width kitchen/dining room opening directly onto a landscaped rear garden. Many period features remain throughout, including exposed floorboards, sash windows, original cornicing and cabinetry.

Located in one of Frome’s most characterful areas, the house is a short walk from the town centre with its wide range of independent shops, cafés, bistros and national retailers. Frome train station is also a short walk away whilst Bath lies approximately thirteen miles away.

Key Features

- Elegant entrance hall, living room and office/yoga room
- Lower ground floor snug, shower room and guest bedroom (Bedroom Five)
- Exceptional kitchen/dining room with bi-fold doors to an enclosed, landscaped rear garden
- First floor with three bedrooms, including two generous doubles and a stylish shower room
- Second floor principal bedroom with far-reaching countryside views, walk-in wardrobe and ensuite bathroom
- Off-road parking for at least two vehicles to the rear
- The property is offered with no onward chain

Accommodation

Entrance Hall: Original part-glazed front door, exposed floorboards, period style radiator, sash window to the rear, understairs storage and stairs rising to the first floor and descending to the lower ground floor.

Living Room: A beautifully proportioned room with high ceilings, original plaster cornice, bay sash window, decorative fireplace with gas Living Flame fire, built-in cabinetry and radiator within a cover.

Office / Yoga Room: High ceiling, picture rail, exposed floorboards, sash window to the rear, period style radiator and two large storage cupboards, one housing the gas boiler and plumbing for a washing machine, the other providing laundry storage and space for a tumble dryer.

Lower Ground Floor

Kitchen / Dining Room: A superb, light-filled space spanning the full width of the house, with two large skylights, limestone flooring and two period style radiators. Fitted with a range of base units and stone worktops, stainless-steel sink with mixer tap, dishwasher, central island and stainless-steel range cooker with extractor. Full-width bi-fold doors open level onto the landscaped garden.

Snug: Limestone tiled flooring, vertical radiator, cupboard, shelved recess and access to the kitchen/dining room and guest bedroom. Door to:

Shower Room: Corner entry tiled shower enclosure with thermostatic shower, low-level WC, pedestal basin and chrome towel radiator.

Guest Bedroom Five: Window to front, period style radiator, shelving, built-in cupboards and access to a basement storage area.

First Floor

Landing: Stairs to the second floor; doors to:

Bedroom Two: Sash window to the front, radiator, built-in wardrobe, desk and shelving.

Bedroom Three: Sash window to the rear, radiator, desk and shelving.

Bedroom Four: Sash window to the front, radiator.

Shower Room: Limestone tiled flooring and walls, corner entry enclosure with thermostatic rain shower and hand shower, oak vanity basin, low-level WC, period style radiator and part-obscured sash window to the rear.

Second Floor

Principal Bedroom: A superb dual-aspect room with a large rear dormer offering far-reaching countryside views towards Cley Hill. Includes a built-in double wardrobe, an additional walk-in wardrobe, two Velux rooflights, eaves storage and radiator.

Ensuite Bathroom: Roll-top bath with claw feet and shower attachment, pedestal basin, low-level WC, radiator and double-glazed window to the rear.

Outside

Front: Open-plan garden with cobbled path, gravelled area, flowerbeds, low stone wall, wrought iron railings and gate.

Rear Garden: A particular feature of the property, extending approximately 71 ft in length (excluding parking). The garden includes a full-width terrace, central lawn with planted borders, a lower lawned area, further terrace with garden shed and gated access to the rear parking area for at least two vehicles.

Viewing strictly by appointment through McAllisters: 01373 453592

