



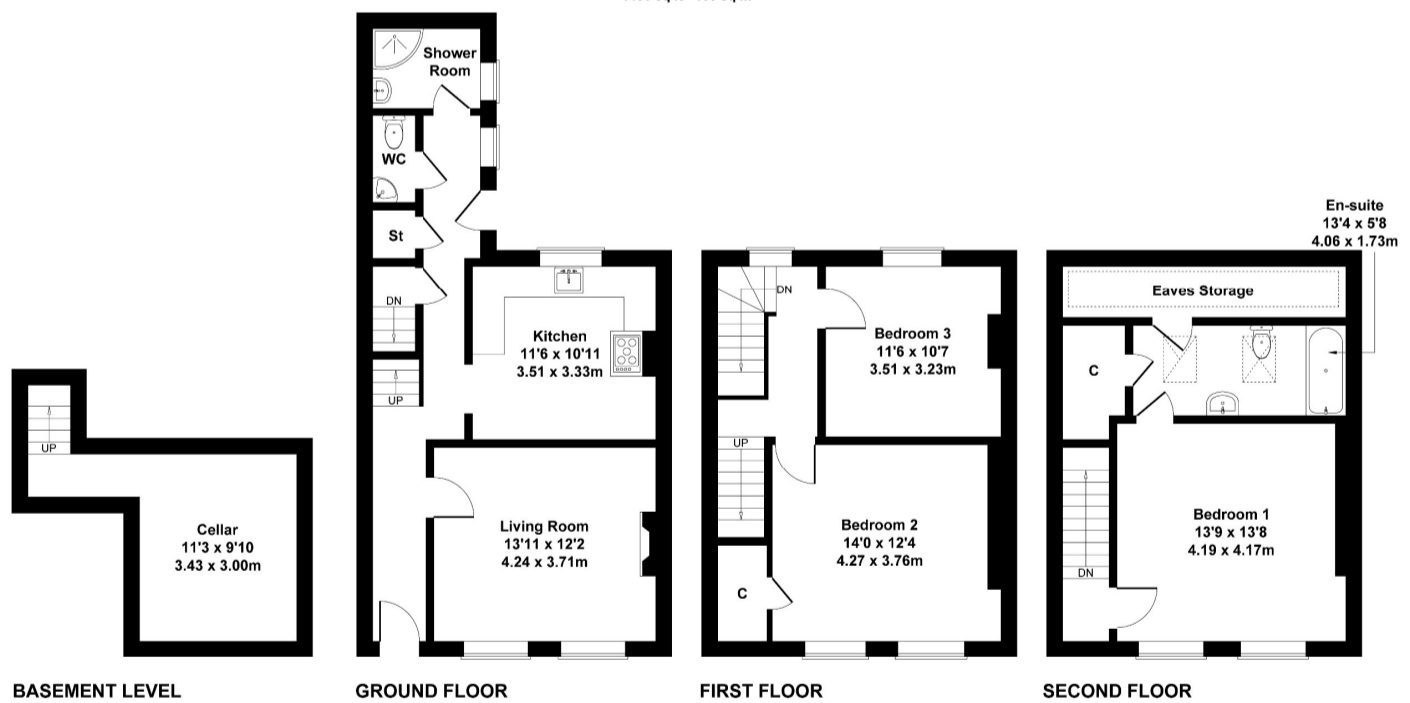
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5 Wine Street, Frome, BA11 1EW

Approximate Gross Internal Area
 1436 sq ft - 133 sq m

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Directions: On foot you can walk up Stony Street into Catherine Hill turning left into Shepherds Barton and then right into Wine Street where the property will be found on the right hand side. Alternatively, driving from our office up Bath Street and at the mini roundabout turn right into Christchurch Street West and then right again into Wine Street and the property will then 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.

***An elegant, Georgian three double bedroom three storey town house *Generous sized sitting room with a stripped wood floor and fireplace *En-suite bathroom to the principal bedroom in addition to a ground floor cloakroom and separate shower room *Fully tanked cellar creating a useable space *West facing courtyard garden**

- **ENTRANCE HALL, SITTING ROOM,**
- **KITCHEN/BREAKFAST ROOM, REAR LOBBY,**
- **CLOAKROOM, SHOWER ROOM, FIRST FLOOR, LANDING,**
- **TWO DOUBLE SIZED BEDROOMS,**
- **SECOND FLOOR LANDING WITH PRINCIPAL BEDROOM,**
- **EN-SUITE BATHROOM, COURTYARD GARDEN**

Situation: The property lies within the conservation area of Frome just a stone's throw from the popular St Catherine's area of the town. Frome has a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks and Spencer. There is a direct rail connection to London via Frome Station (one mile) and the Georgian City of Bath lies approximately thirteen miles.

Description: Believed to date from the late 1700's this elegant three double bedroom, three storey Georgian town house has been modernised and updated to create a stylish home which has an en-suite bathroom to the principal bedroom and to the ground floor a separate cloakroom and shower room. The kitchen/breakfast room has a range of base and cupboard units and incorporates a stainless steel finish range cooker. To the rear of the property is a west facing courtyard garden.

Accommodation: All dimensions being approximate.

Entrance Hall: With a part glazed front door, stripped wood floor, radiator within a radiator cover, staircase rising to the first floor and doors to:

Sitting Room: With a stripped wood floor, dado rail, fireplace with a cast iron grate and decorative surround, radiator within a radiator cover and two sash windows to the front elevation.

Kitchen/Breakfast Room: With a range of cream finish wall and floor cupboards with solid wood work surfaces and a porcelain butlers sink, adjacent work surfaces with drawers and cupboards beneath incorporating space and plumbing for a dishwasher, former fireplace recess accommodating a stainless steel finish range cooker with electric ovens and a gas six ring hob, recess suitable for a fridge/freezer, space for a breakfast table. Radiator and a sash window to the rear.

Rear Hallway: With a cupboard housing space and plumbing for a washing machine and tumble drier, radiator, half glazed door to the courtyard garden, window and access to:

Cloakroom: With a white suite comprising a low level WC, corner wash basin and tiled floor.

Shower Room: Which was installed approximately five years ago and incorporates a corner entry shower with metro tiling, overhead rain shower and separate hand shower, vanity wash basin, vertical towel rail/radiator and an obscure glazed window to the side.

Cellar: Which was professionally tanked approximately three years ago and comes with a ten year warranty. This space is tiled, has power and light connected and could provide a small media room, work space or gym.

First Floor:

Landing: With a sash window to the rear, strip wood floor, staircase rising to the principal bedroom and doors to:

Bedroom 2: With two sash windows to the front, a cast iron fireplace surround and walk-in wardrobe.

Bedroom 3: With a sash window to the rear, cast iron grate and a radiator.

Second Floor:

Landing Area: With shelves and door to:

Principal Bedroom: With two sash windows to the front elevation, a cast iron grate, radiator within a radiator cover and door to:

Spacious En-Suite Bathroom: With a panelled bath with shower attachment, glazed shower screen, adjacent ceramic wall tiling, low level WC, pedestal wash basin, access to eaves storage, radiator and a large walk-in cupboard. Two roof lights to the rear slope.

Outside: To the rear of the property is a courtyard garden which is partly decked and enclosed by old stone walling. The garden affords a good degree of privacy and enjoys a westerly aspect.

