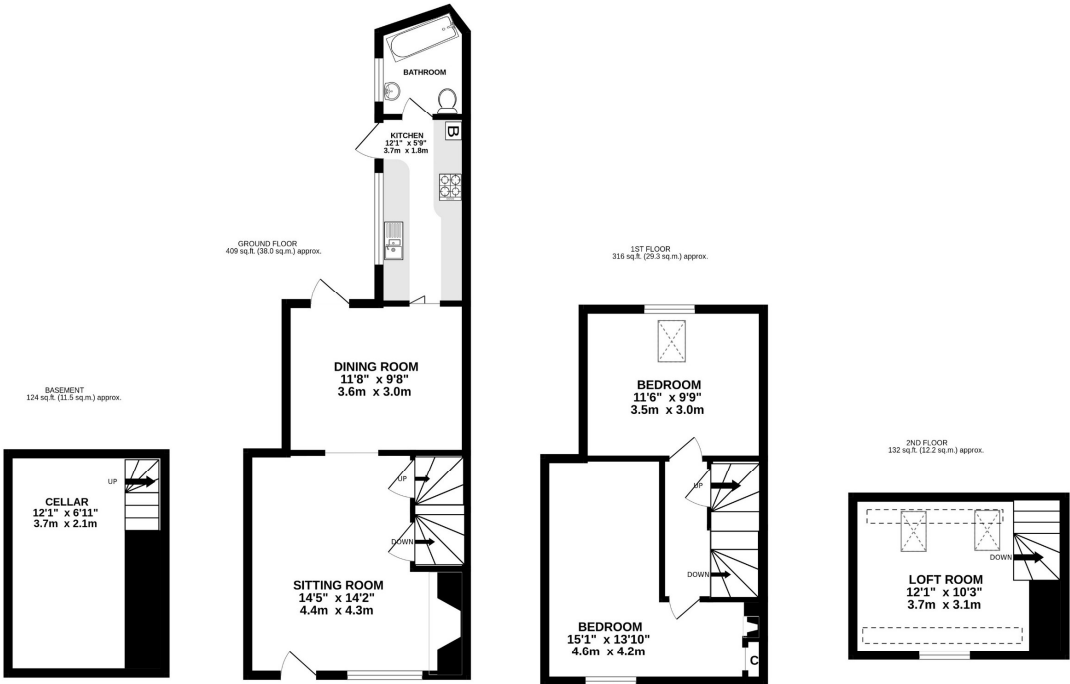




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	76 C
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 980 sq.ft. (91.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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*** An attractive three-double bedroom Georgian townhouse ***
Two reception rooms including a sitting room with flagstone floor and a woodburning stove within an inglenook fireplace
*** Oak fitted kitchen with integrated appliances *** **Enclosed west-facing courtyard garden *** **No onward chain**

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 mid-1700's this Georgian townhouse has a later Victorian extension and provides characterful three-double bedroom accommodation arranged over three floors. The sitting room has an inglenook fireplace with a woodburning stove, flagstone floors and an Adams cupboard providing an attractive feature. Beyond the dining room is an oak-fitted kitchen with an integrated oven, hob, fridge and freezer. All bedrooms are of a double size with a second floor attic bedroom with eaves storage. Additional storage space is afforded via the vaulted cellar which is accessed from the sitting room of this characterful property which is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Sitting Room: With a double-glazed sliding sash window with window seat to the front, panelled front door, radiator, flagstone floor, Adams display cabinet, door and stone steps descending into the cellar, further door and original winding staircase rising to the first floor. Inglenook fireplace with a wooden Bressumer beam and a Jotul woodburning stove.

Dining Room: With a radiator, French door onto an enclosed courtyard garden and doors to:

Kitchen: With a range of oak-fronted fitted units with solid wood worksurfaces comprising a one and a half bowl ceramic single drainer sink with drawers and cupboards beneath, integrated fridge, freezer, electric oven and a gas four-ring hob, eye-level cupboard units with under-pelmet lighting, a stainless steel extractor hood and further cupboard with space beneath and plumbing for a

- **SITTING ROOM**
- **DINING ROOM**
- **KITCHEN**
- **BATHROOM**
- **FIRST FLOOR LANDING**
- **TWO DOUBLE-SIZED BEDROOMS**
- **SECOND FLOOR**
- **ATTIC BEDROOM**

washing machine. There is a water filter, window overlooking the courtyard and a glazed door also to the courtyard garden. Door to:

Bathroom: With a white suite comprising a panelled bath with adjacent metro-style tiling, thermostatic shower, glazed shower screen, low level WC, wash basin, chrome-finish vertical towel rail/radiator and an obscure glazed window to the side.

First Floor:

Landing: With original wooden panelling to one wall, stripwood floor, door and staircase rising to the second floor and further door to:

Bedroom One: With a sliding sash window to the front, cast iron nursery grate, shelved recess, small secret cupboard, ceiling beam and radiator.

Bedroom Two: With a built-in cupboard, radiator, multi-pane window to the rear and double-glazed roof light.

Attic Bedroom Three: This charming room has a dormer window to the front and two double-glazed roof lights to the rear slope.

Outside: To the rear of the property is an enclosed west-facing courtyard garden and a former outside WC which now creates a shed/store.

Viewing by appointment through the selling agents McAllisters: 01373 453592

