

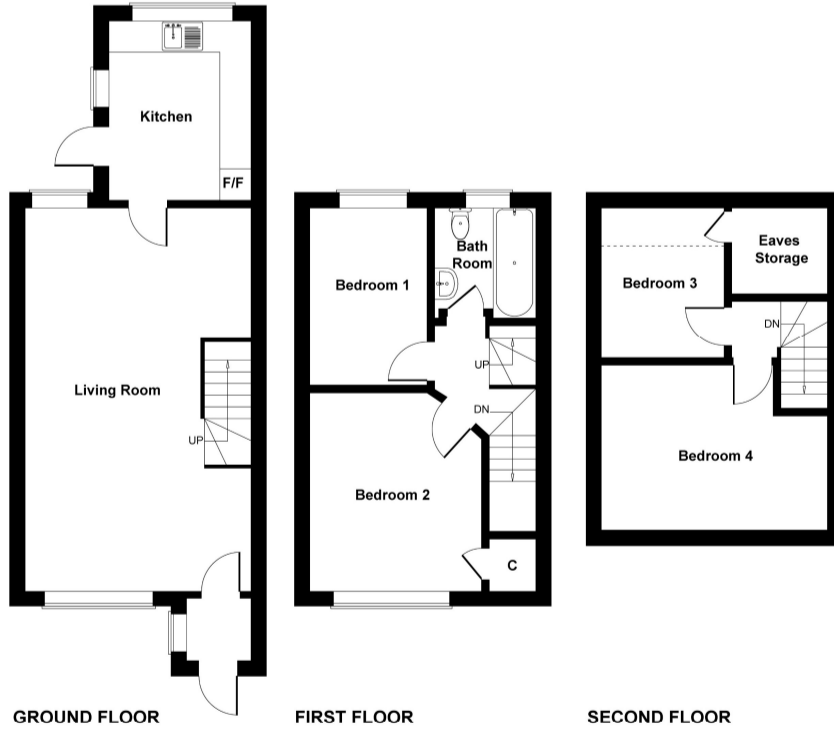


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8 Salisbury Terrace, BA11 4AH

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 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: From our offices in the Market Place proceed to the top of Bath Street at the mini roundabout carry straight across into Gore Hedge then turn left at the fire station into Keyford at the traffic lights, turn right into Rossiter's Hill and towards the bottom of the hill take the turning right into Water Lane and Salisbury Terrace will be found on the right hand side half way along this lane.

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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 characterful, Georgian, three bedroom/three storey former weavers cottage * South facing garden and off road parking to the front * Two receptions including a sitting room with an open fireplace * Requiring general updating to return this characterful home to its former glory * No onward chain.**

Situation: Forming part of an attractive terrace of Georgian former weavers cottages this property lies a stone's throw from The Butts and the Victoria Park and is approximately half a mile from the town centre. Frome offers a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks & Spencer. The Georgian city of Bath lies approximately 13 miles.

Description: Believed to date from 1830 this Georgian former weavers cottage has many of the original period features including sash windows to the front, internal doors to the ground floor and a working fireplace to the sitting room which is now open plan through to the dining room and in turn leads to a galley kitchen. The property has many other period features and would benefit from general updating to create a characterful and comfortable home. There is a small courtyard garden access off the kitchen in addition to a small front garden immediately to the front of the cottage beyond which is a privately owned driveway which is shared with the adjacent cottages beyond which is a generous sized garden with a garden shed and parking for one or more vehicles. The property is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Entrance Porch: With a part glazed door and window to the front and sides, a further panel door to:

Entrance Hall: With original timber panelling and door through to:

Sitting Room: 12'2X9'10" With an original sash window to the front, open fireplace with a cast iron grate and decorative surround, radiator, door and staircase rising to the first floor, understairs storage cupboard, stripped wood floor and access through to:

Dining Room: 12'5"x11'2" With stripped wood floor, storage recess (formally a fireplace), radiator, double-glazed window to the rear and door to:

Kitchen: 11'10"x5'2" With a range of wall and base cupboard units with contrasting work surfaces comprising a porcelain on and a half bowl single drainer sink with mono bloc mixer tap, adjacent work surfaces with drawers and cupboards beneath and incorporating an electric fan assisted oven, gas four ring hob, space and plumbing for a washing machine and space for a fridge/freezer. Double glazed window to the rear and side elevation with a half-glazed door to the rear courtyard garden, vertical radiator.

First Floor:

Landing: With a staircase rising to the second floor and doors to:

- **ENTRANCE PORCH, ENTRANCE HALL**
- **SITTING ROOM, DINING ROOM**
- **FITTED KITCHEN**
- **FIRST FLOOR, LANDING,**
- **TWO BEDROOMS, BATHROOM, SECOND FLOOR**
- **BEDROOM, BOX ROOM/POTENTIAL SECOND BATHROOM**
- **GARDENS AREAS ADJACENT TO THE COTTAGE**
- **FURTHER GENEROUS SIZED SOUTH FACING GARDEN,**
- **PRIVATE ACCESS WAY**

Bedroom 1: 12'2"x9'9" With a cast iron grate, stripped wood floor, cupboard housing a gas fired boiler supplying domestic hot water and central heating to radiators, radiator and an original sash window to the front.

Bedroom 2: 11'5"x7'3" With a radiator and a double-glazed window to the rear.

Bathroom: With a white suite comprising a panelled bath with shower attachment with adjacent ceramic wall tiling, low level WC, vanity wash basin with a tiled splash, radiator, tiled floor and an obscure double-glazed window to the rear.

Second Floor:

Landing: With eaves storage and door to:

Attic Bedroom 3: 12'7"x9'8" With a stripped wood floor, electric panelled radiator and a double-glazed window to the front elevation.

Box Room/Potential Second Bathroom: 8'8"x8' (floor measurement) with a double-glazed roof light to the rear slope.

Outside: Immediately to the front of the property is a low maintenance gravelled area of garden enclosed by a stone wall. Immediately to the rear of the property is a small courtyard garden which is L-shaped and is enclosed by stone walling affording a good degree of privacy.

The Main Garden: Is situated to the other side of a tarmacked private driveway serving this and the other cottages in Salisbury Terrace and comprises an area of hardstanding suitable for two side by side beyond which is a wooden garden shed, flower beds, lawn, a pathway and two further wooden garden sheds. The overall garden size (including parking) measures approximately 81'x13' and enjoys a south easterly aspect.

