



McAllisters Estate Agents Frome
 Market Place, Frome
 BA11 1AB
 T: 01373453592
 E: info@mcallistersestateagents.co.uk



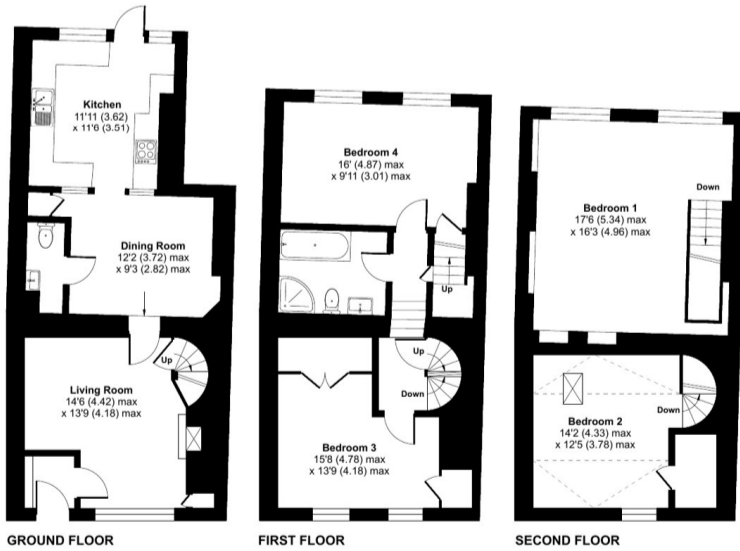
20 Wine Street, Frome, Somerset, BA11

Approximate Area = 1358 sq ft / 126.1 sq m
 Limited Use Area(s) = 81 sq ft / 7.5 sq m
 Total = 1439 sq ft / 133.6 sq m
For identification only - Not to scale



Denotes restricted head height

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 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 at the mini roundabout turn right into Christchurch Street West and the turning to Wine Street will be found on the right hand side and the property is also on the right hand side within the street.

www.mcallistersestateagents.co.uk



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 superb four double bedroom period cottage within the Trinity conservation area * Two receptions including a sitting room with a range and original winding staircase * Kitchen/breakfast room with French doors onto an enclosed south facing courtyard garden * Large double bedroom/studio with high ceilings and a southerly aspect * Wealth of character features throughout the property * Sold with the benefit of no onward chain**

Situation: The property lies within the town's conservation area just a stone's throw from Victoria Park the popular St Catherine's area of Frome which 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: This superb former weavers' cottage has been dramatically extended to create accommodation much larger than one would expect given the facade of this period town house. The sitting room has a cast iron range within a decorative surround and an original elm winding staircase rising to the first floor from which there are two separate staircases each ascending to the separate second floor bedrooms. A further dining room/snug has a separate cloakroom to the side and access in turn to a kitchen/breakfast room from which French doors lead onto an enclosed south facing courtyard garden. There is a family bathroom to the first floor and two double sized bedrooms on this level with a superb studio/bedroom four to the rear of the house with a particularly high ceiling and offering tremendous scope as a workspace or teenage bed sitting room. The property sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate

Entrance Hall: With a panelled front door and glazed light, meter cupboard, glazed door and window through to:

Sitting Room: With a multi-pane sash window to the front, fireplace with an old range and decorative surround, slate hearth, cupboard to the side, door and winding staircase rising to the first floor with a cupboard, radiator and door to:

Dining Room/Snug: With a radiator, shelved storage cupboard, access through to the kitchen/breakfast room and door to:

Cloakroom: With a white low-level WC, wash basin and radiator within a radiator cover.

Kitchen/Breakfast Room: With a range of limed oak fronted fitted units with contrasting work surfaces comprising a one and a half bowl stainless steel single drainer sink with mono bloc mixer tap, adjacent work surfaces with drawers and cupboards beneath and incorporating an electric fan assisted oven and gas four ring hob with extractor hood above. Space and plumbing for a washing machine, dishwasher, fridge

- **ENTRANCE PORCH**
- **SITTING ROOM**
- **DINING ROOM/SNUG**
- **CLOAKROOM**
- **KITCHEN/BREAKFAST ROOM**
- **FIRST FLOOR LANDING**
- **TWO DOUBLE BEDROOMS**
- **BATHROOM**
- **SECOND FLOOR FRONT ATTIC BEDROOM**
- **SECOND FLOOR BEDROOM FOUR/STUDIO**
- **SOUTH FACING REAR COURTYARD GARDEN**

and tumble drier. Window and glazed French door and side panel leading through to the courtyard garden.

First Floor:

Landing: With a door and winding staircase rising to bedroom three, steps descending to a further landing area with door and stairs rising to bedroom four (south facing). Doors to:

Bedroom 1: With two sash windows to the front with wooden windowsills, radiator, wardrobe cupboard and further double sized wardrobe with hanging rail and shelves to either side.

Bedroom 2: With a radiator and two sash windows to the rear, understairs cupboard.

Family Bathroom: With a white suite comprising a roll top bath, corner entry shower enclosure with thermostatic shower, low level WC, pedestal wash basin and a deep finned towel rail/radiator.

Bedroom 3: This attic room sits to the front of the house and has a dormer window to the front and double-glazed roof light to the rear, radiator and a walk-in cupboard.

Bedroom 4/Studio Room: This exceptional room enjoys a southerly aspect with two large sash windows to the rear, two arched recesses (one is shelved) two radiators, high ceilings and three obscure glazed windows to the northern side.

Outside: To the rear of the property is an enclosed courtyard garden which is laid to artificial turf and enjoys a southerly aspect.

