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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Directions: Frome our offices in the Market Place proceed to the top of North Parade at the junction with Bath Road bear left and out of Frome in this direction for approximately a mile the turning on the right hand side (just beyond the Bristol/Radstock turning on the left hand side) is signposted Standerwick and Berkley this is Windsbatch Lane and the property will be found immediately on the right 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 exceptional and versatile four/five bedroom detached house with gardens and grounds approaching two acres with planning permission (planning application number 2025/0853/CLE) to build a separate one and a half storey dwelling to the south west of the property * Three principal receptions to the main house with a separate self-contained annexe to north east with a living room, kitchen area, double bedroom and shower room * Ample parking and a large double garage with studio/office space above

Situation: The property lies on the northern side of Frome within the hamlet of Old Ford which provides easy access to the Frome bypass, to Beckington and lies a little over one and a quarter miles to Frome which and has 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: Dating from 1967 this detached two storey house has been dramatically updated and extended to create a versatile four-bedroom family house with a separate two storey self-contained annexe, three additional reception rooms and good storage throughout. Set within gardens and grounds of approximately two acres bordering an ephemeral stream to one side and surrounded by established trees affording a high degree of privacy. There is planning consent to the southwest to create a substantial detached one and a half storey separate dwelling with a separate garage which would have its own access adjacent to the existing access to Overbrook also off Windsbatch Lane. Work has already been carried out to clear the area and council notified ensuring the consent remains in perpetuity.

Accommodation: All dimensions being approximate.

Entrance Porch: With a part glazed front door and windows to the side, door and access to the annexe and further door to:

Entrance Hall: With a radiator and large opening through to:

Reception 2/TV Room: With a fireplace recess, radiator and double-glazed window to the front. Doors to:

Main Lounge: Formally two rooms which enjoys underfloor heating, a double aspect with two double-glazed windows to the front and a further to the side as well as a fireplace with Aga wood burner stove and cupboard to the side. Secondary staircase rising to the principal bedroom, understairs storage cupboard and door to:

Dining Area: Enjoying dual aspect with double-glazed French doors to the side and rear, tiled floor and access through to:

Kitchen/Breakfast Room: With underfloor heating, a comprehensive range of hand built Shaker style fitted units with contrasting solid wood work surfaces and with an Aga, electric fan assisted oven and separate four ring hob, further base and wall cupboard units, one and a half bowl ceramic single drainer sink, double-glazed window to the side and a shelved walk-in pantry cupboard. Glazed door through to:

Utility Room: With a porcelain butlers sink, space and plumbing for a washing machine, tumble drier, dishwasher and underfloor heating. Double glazed windows to the side and rear and a half-glazed door to outside.

Bedroom 2: With a radiator and a double window to the front.

Bedroom 3: With a radiator and a double-glazed window to the rear.

Study Area: With a radiator and double-glazed window to the rear. Open tread staircase

- ENTRANCE PORCH, MAIN ENTRANCE HALL
- STUDY/SECOND SITTING ROOM, MAIN SITTING ROOM
- KITCHEN/BREAKFAST ROOM, FAMILY DINING ROOM
- PANTRY, LARGE UTILITY
- TWO DOUBLE BEDROOMS, STUDY AREA
- LANDING ONE, TWO DOUBLE BEDROOMS
- JACK AND JILL BATHROOM, PRINCIPAL BEDROOM
- ANNEXE LIVING ROOM, KITCHEN AREA
- BEDROOM, SHOWER ROOM
- AMPLE PARKING, LARGE DOUBLE GARAGE

rising to bedrooms four and five.

Landing 2: (accessed off the lounge): With a double-glazed window to the side and door to:

Principal Bedroom: With a double-glazed window to the rear with shutters, radiator, beams and eaves storage. Door to:

Jack & Jill Shower Room: With a vanity wash basin, low level WC, shower enclosure, eaves storage and door to:

Bedroom 4: With a radiator, wash basin, double-glazed roof light to the front slope and dormer window to the rear. Door to:

Secondary Landing: With eaves storage, double-glazed window to the rear and further door to:

Bedroom 5: With a radiator and double-glazed dormer to the rear.

Annexe: Enjoys underfloor heating throughout, with a door leading to:

Lounge/Kitchen area: With double-glazed French doors to the front and to the rear a kitchen area with a stainless steel double bowl sink, work surface with integrated oven and hob, understairs storage cupboard, double-glazed window and separate door to the rear.

First Floor:

Annexe Bedroom: With a radiator, double-glazed window to the rear and door to:

En-Suite Shower Room: With a shower enclosure, low level WC, vanity wash basin, chrome finish towel rail/radiator and a double-glazed window to the front slope.

Outside: From Windsbatch Lane there are two gateways together with a large pull-in. To the western side is an extensive paved area and in turn access to the:

Large Double Garage: Stone built with a double width door and side access, double-glazed window, power, light and water connected and stairs rising to a first-floor area which would serve as a work/recreation area.

The Gardens: Amount to approximately one acre with lawned areas to the south and west with a large terrace to the southern side and covered pergola. The secondary driveway leads to an extensive area which is bordered in part by an ephemeral stream and enclosed by established trees and bushes.

Planning: There is planning consent to building a detached one and a half storey dwelling with a detached garage and associated highway access. Application number 2020/2029/OTS and 2021/2780/REM.

