

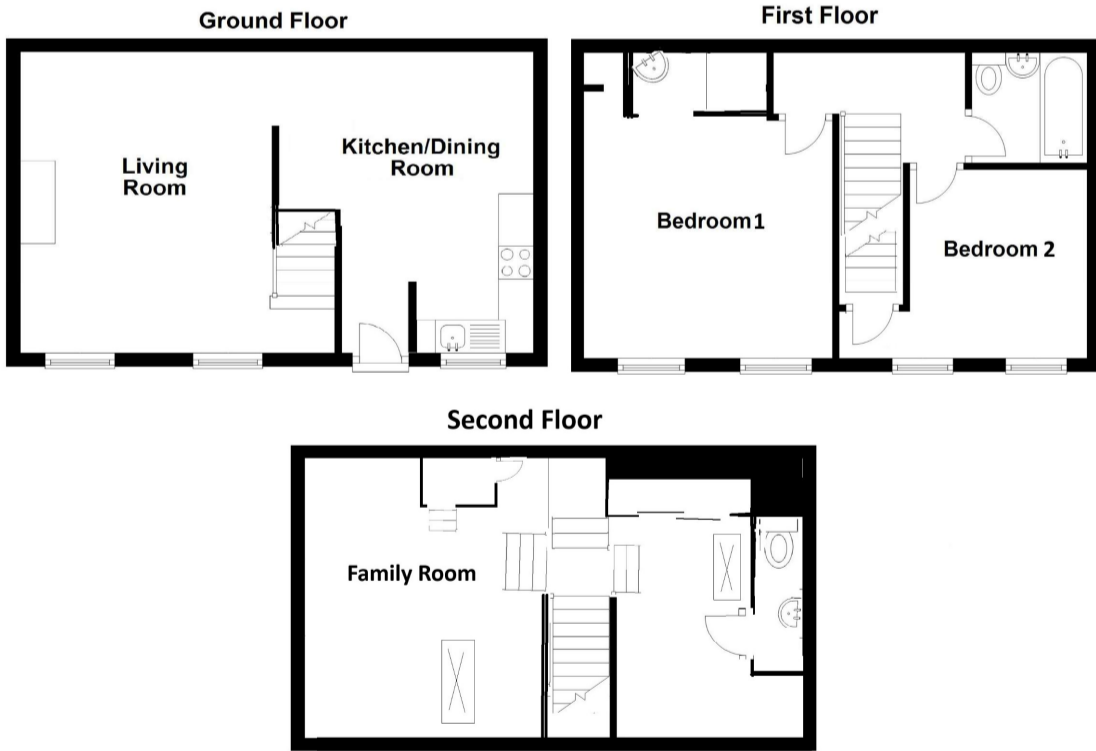


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8 Willow Vale, Frome, BA11 1BG

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



From our offices in Market Place turn into Willow Vale, take the second turning left beyond the dentist surgery adjacent to the Old Featherworks and the property will be found towards the right within this cul-de-sac.

[www.mcallistersestateagents.co.uk](http://www.mcallistersestateagents.co.uk)



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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 two double bedroom period house \* En-suite shower room to bedroom one in addition to a family bathroom and second floor WC \* Large second floor flexible family room with separate WC \* Fitted kitchen / dining room with fitted appliances and stone work surfaces \* Large single sized garage / workshop \* No onward chain**

**Situation:** The property lies just a stones' throw from the town centre within the popular Willow Vale conservation area which is close to the river Frome and within a short level walk of the shopping area with the pedestrianised Cheap Street, nearby Marks & Spencer and the St Catherines area with its range of independent shops, boutiques, cafes and bistros. The Georgian city of Bath lies approximately 13 miles away.

**Description:** This period double fronted house has hardwood double-glazed sliding sash windows to the front, gas fired central heating to radiators and a fireplace to the sitting room with gas stove type fire, creating a focal point. Approached through a new wooden stable door, the kitchen / dining room was replaced approximately seven years ago and has a stylish range of fitted units with integrated Smeg electric oven and gas four ring hob together with stone work surfaces and glass splashbacks. To the first floor, there are two double sized bedrooms with the principal having an en-suite shower room and adjacent linen cupboard. From bedroom two a door and staircase rises to the recently converted large flexible family room which spans the full length of the property and has a separate WC to one side. The property was completely redecorated in 2024 and has new floor coverings to most rooms, including to the ground floor engineered oak wooden flooring with carpets to the first and second floors. An old stone built garage / workshop provides off street parking and scope (subject to the usual consent) to create a mezzanine area providing additional storage. The small courtyard garden to the front. This property represents an ideal "lock up and leave" and is sold with no onward chain.

**Accommodation:** All dimensions being approximate.

**Entrance Hall Area:** With a recently replaced wooden stable door providing access to:

**Kitchen/Dining Room:** 15'0" x 11'9" With a range of fitted units incorporating a stainless steel drainer sink, adjacent stone work surfaces with drawers and cupboards beneath incorporating a Smeg electric oven and gas four ring hob, space and plumbing for washing machine and space for a slimline dishwasher. Eye level cupboard units incorporating an extractor hood. Double-glazed sliding sash windows to the front and to the rear there is ample space for a dining table. Radiator and access through to:

**Sitting Room:** 14'10" x 11'10" With two double-glazed sash windows to the front, radiator, dado panelling and fireplace with brick detailing and a gas stove type fire. Staircase rising to the:

- **KITCHEN/DINING ROOM**
- **SITTING ROOM**
- **FIRST FLOOR LANDING**
- **TWO DOUBLE SIZED BEDROOMS (ONE WITH EN-SUITE SHOWER ROOM)**
- **FAMILY BATHROOM**
- **SECOND FLOOR FAMILY ROOM WITH ADJACENT WC**
- **LARGE SINGLE SIZED GARAGE/WORKSHOP**

**First floor Landing:** With radiator and doors to:

**Bedroom 1:** 12'2" x 11'6" minimum with double-glazed sliding sash windows to the front and side elevations, radiator, cast iron fireplace, linen cupboard housing a Worcester Bosch gas fired combination boiler supplying domestic hot water and central heating to radiators. Access to:

**En-suite Shower Room:** With a shower enclosure with thermostatic Mira shower, wash basin and chrome finish electric towel rail / radiator.

**Bedroom 2:** 9'3" x 8'11" With radiator, two double-glazed sliding sash windows to the front and door with stairs ascending to the second floor family room.

**Family Bathroom:** With white suite comprising a panel bath with adjacent ceramic wall tiling and shower attachment, vanity wash basin, low level WC and a chrome finish towel rail / radiator.

**Second Floor:** A large flexible family room measuring 21'3" minimum x 12'7" maximum has been created by the current owner which incorporates eaves storage, a large storage cupboard (which is accessible from two points), a children's den and an enclosed low-level WC and wash basin. Note: Building regulations were followed throughout the construction but sign-off has not been sought.

**Outside:** To the front of the property is an enclosed courtyard style garden with flower beds, gravelled area and paving.

**Parking:** A short distance across the courtyard is a stone built garage / workshop measuring internally 14'10 x 10'7 with double wooden doors to the front. The height of this building would allow creation of a mezzanine space, providing additional storage.

Viewing by appointment through the selling agent McAllisters 01373 453592.

