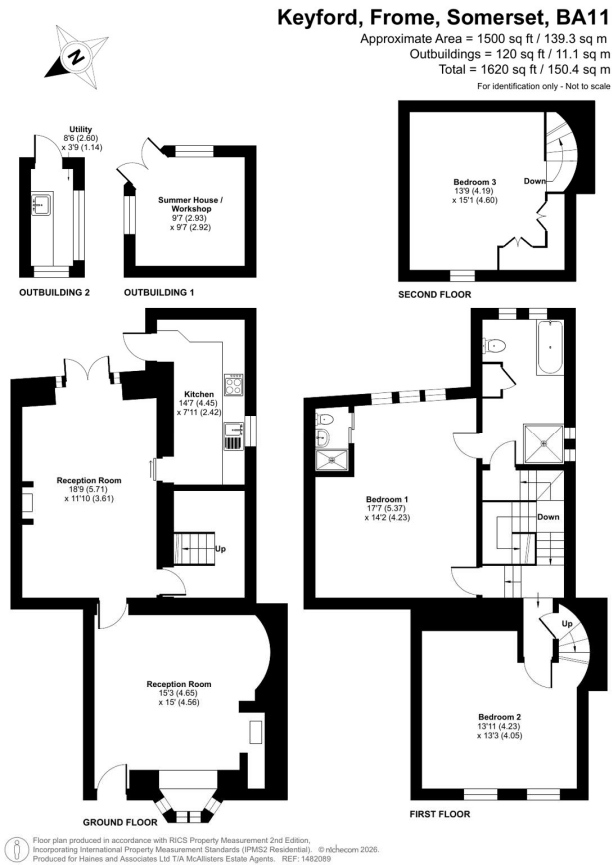




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	78 C
39-54	E		
21-38	F		
1-20	G		



Directions: From our offices in the Market proceed to the top of Bath Street at the roundabout carry straight across and turn immediately left into Keyford just before the fire station at the traffic lights carry straight across into Keyford and the property will be found on the left-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 three double bedroom Grade II Listed period cottage dating from the 1700's * Two reception rooms including a lounge with a wood burning stove and direct access onto a superb east facing rear garden which is approximately 100ft in length * Modern fitted kitchen with integrated appliances and polished granite work surfaces * Stylish bathroom with separate shower enclosure in addition to an en-suite shower room to the principal bedroom * Off road parking and various outbuildings including a summer house/studio * No onward chain**

Situation: The property lies within a predominantly older part of the town on the southern side of Frome, the railway station lies approximately half a mile and a stroll of approximately a mile brings you into the town centre which has a comprehensive range of independent cafes, shops and bistros together with national chains including Marks & Spencer. The Georgian city of Bath lies approximately 13 miles.

Description: Dating from circa 1700 this Grade II Listed property has been the subject of extensive work by the current owner over the last 10 years to create a comfortable and characterful three double bedroom home with accommodation arranged over three floors. Works carried out include replacement of the gas fired boiler and some radiators, replacement of most floors include limestone to the sitting room/ dining room, carpets to the first and second floors and a stripped wood floor to the lounge. A wood burning stove has been installed in the lounge and the adjacent kitchen has been completely re-fitted with a comprehensive range of modern units integrated appliances and polished granite work surfaces. Both bathrooms have been replaced, and the gardens have a studio, two outbuilding buildings and a summer house. There is off road parking to the rear accessed off Long Ground. The property is sold with the benefit of no onward chain

Accommodation: All dimensions being approximate.

Sitting Room/Dining Room: With a canopy porch, part glazed front door, limestone tiled floor, radiator, bay window to the front with a window seat and cupboards, fitted shelves and an original fireplace with stone detailing a wooden bressummer beam and wood burning stove (non-functional). The original curve of the wall accommodates a round dining table perfectly. Door to:

Lounge: With an open fireplace with stone detailing, bressummer beam and a wood burning stove, two radiators, French doors to the rear, stripped wood floor, sliding door the kitchen and further door to:

Inner Hall: With a shelved storage cupboard and a staircase rising to a galleried landing.

Kitchen: With a comprehensive range of fitted units with contrasting polished granite work surfaces comprising a sink with mixer tap, adjacent work surfaces with drawers and cupboards beneath and incorporating a Hotpoint electric double oven with a gas four ring hob and extractor hood above, integrated dishwasher and fridge, carousel type corner unit, wall cupboards, vertical towel rail, window to the side and part glazed door to the rear garden.

- **SITTING ROOM/DINING ROOM, LOUNGE**
- **INNER HALL, FITTED KITCHEN**
- **FIRST FLOOR LANDING**
- **PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM**
- **FAMILY BATHROOM**
- **TWO FURTHER DOUBLE BEDROOMS**
- **UTILITY, WORKSHOP/STORE, SUMMER HOUSE**
- **LANDSCAPED EAST FACING GARDEN WITH PARKING**

First Floor:

Galleried Landing: With two separate staircases, one rising to the main bathroom with a recess and window to the side creating a focal point and a further staircase in turn rising to the:

Principal Bedroom: With a storage cupboard, vertical radiator, window to the rear and a sliding door to:

En-Suite Shower Room: With a tiled shower enclosure with an overhead rain shower and separate hand shower, vanity wash basin, low level WC and a vertical towel rail/radiator. There is a further door leading to the:

Family Bathroom: Which has been completely refurbished with Terrazzo style tiling to the floor and half height to the walls and incorporating a tiled shower enclosure with overhead rain shower and separate hand shower, large bath with a separate hand shower, vanity wash basin, low level WC, chrome finish vertical towel rail/radiator, cupboard housing a Worcester Bosch gas fired boiler supplying domestic hot water and central heating to radiators. Window to the rear.

Bedroom 2: With two sash windows to the front, radiator, stripped wood floor and an old cast iron fireplace (non-functional).

Bedroom 3: Reached via a door and a winding elm staircase rising to the second floor where there is a charming attic room with built-in cupboards and eaves storage, dormer window to the front, radiator and an access way leading to a further roof storage area.

Outside: To the rear of the property is a well-stocked cottage garden. Immediately to the rear of the house is a wooden tool store, a separate workshop and a utility with space and plumbing for a washing machine and tumble drier and a stainless-steel sink. Steps lead to the main garden area with a wildlife pond, paved area, lawn, well established borders with shrubs, bushes and flowering plants. Towards the bottom of the garden there is summer house/studio with power and light connected providing an excellent useable space (possible workspace). Beyond this a pathway and gate lead to off road parking accessed via Long Ground offering adequate parking for one large car.

