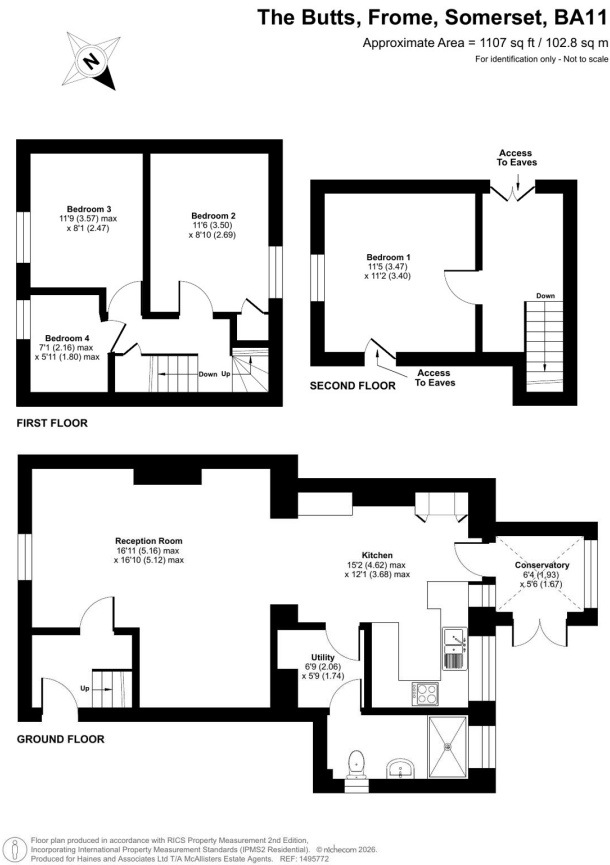




McAllisters Estate Agents Frome
Market Place, Frome
BA11 1AB
T: 01373453592
E: info@mcallistersestateagents.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	75 C
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 roundabout carry straight across into Gore Hedge which in turn becomes Butts Hill, the property will be found on the right hand side marked by a for sale sign.

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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 Grade II Listed four-bedroom, three-storey period cottage dating from 1700 * Large open plan lounge/dining room leading through to a comprehensively fitted kitchen with polished granite work surfaces * Ground floor wet room shower * Surprisingly generous sized garden which is approximately 80' in length * No onward chain**

Situation: The property lies within a predominately older part of Frome a little over a third of 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: Dating from 1700, this Grade II Listed property requires some general modernisation and updating to create a comfortable and characterful home which has accommodation arranged over three floors and incorporates an L-shaped lounge/dining room off which there is a kitchen/breakfast room with a comprehensive range of fitted units, integrated appliances and polished granite work surfaces. To the first floor there are two double-sized bedrooms and a small single and to the second floor a useful landing area in addition to a double-sized bedroom. One of the bedrooms could be converted subject to the usual consent) to create a first or second floor bathroom/shower room. The property has gas fired central heating to radiators and to the rear a surprisingly long garden which is over 80' in length. The property is being sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Entrance Hall: With a part glazed front door, radiator, staircase rising to the first floor and door to:

L-Shaped Lounge/Dining Room: With a sash window to the front, radiator and access through to:

Kitchen/Breakfast Room: With a comprehensive range of light wood fronted fitted units with polished granite work surfaces comprising a stainless steel one and a half bowl single drainer sink with adjacent work surfaces, drawers and cupboards beneath and incorporating a stainless steel finish gas four ring hob with extractor hood above, fan assisted double oven, further base and wall cupboard units, part glazed door to a conservatory and further door to:

Inner Hall Area: (Which could provide a utility space) with door to:

Wet Room/Shower: With a wall mounted thermostatic shower, wash basin, low level WC, chrome finish towel rail/radiator and obscure glazed windows to the side and rear.

- **ENTRANCE HALL**
- **LOUNGE/DINING ROOM**
- **KITCHEN/BREAKFAST ROOM**
- **INNER HALL**
- **WET ROOM SHOWER**
- **CONSERVATORY**
- **FIRST FLOOR LANDING**
- **THREE BEDROOMS**
- **SECOND FLOOR LANDING AREA**
- **BEDROOM FOUR**
- **GARDEN**

First Floor:

Landing: With a winding staircase rising to the first floor, overstairs cupboard and doors to:

Bedroom 1: With a radiator and a stone mullion window to the front.

Bedroom 2: With a stone mullion window to the rear.

Bedroom 3: This small single bedroom/study has a stone mullion window to the front.

Second Floor:

Landing Area: With a radiator and window to the rear, eaves storage and access through to:

Bedroom 4: This attic double-sized bedroom has a radiator, eaves storage and a stone mullion window to the front.

Outside: The rear garden is a feature of the property being over 80' in length and comprising a paved area with steps leading to a patio beyond which is a further paved area with flower beds, several established bay trees and other ornamental trees, steps lead to a gravelled secluded area with a small, partly glazed green house of aluminium alloy construction. The garden enjoys a good degree of privacy.

