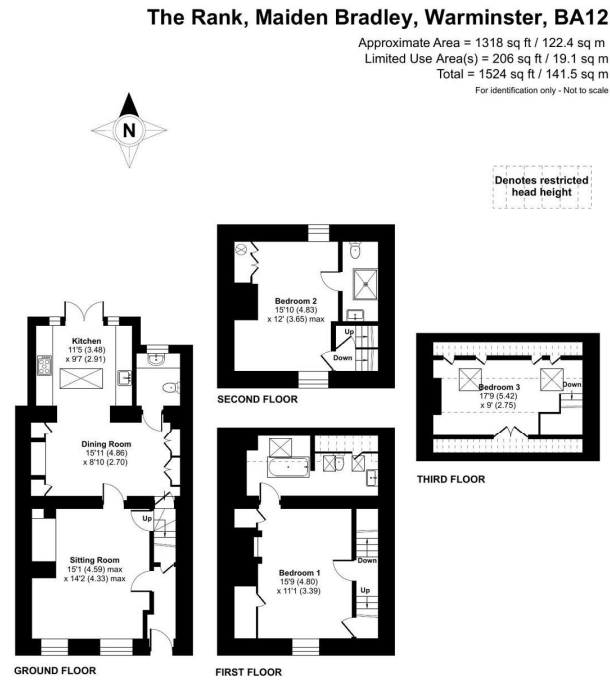




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	46 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Haines and Associates Ltd T/A McAllisters Estate Agents. REF: 1500272

Directions: On approaching Maiden Bradley from the Frome/Frome road direction turning right into The Rank where the property will be found 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.

*** A superb, three bedroom, four storey extended house dating from the 1700's * Sitting room with a large inglenook fireplace and wood burning stove with hob * Fitted kitchen with polished granite work surfaces, range cooker and integrated dishwasher * Ground floor utility with WC * First floor principal bedroom with en-suite bathroom * Second floor bedroom with en-suite shower room * Attic bedroom * Attractively laid gardens to the front and rear * Large 16' x 8' wooden shed with power and light connected**

Situation: The property lies within this attractive village which is situated just within Wiltshire close to the Dorset/Somerset borders. Maiden Bradley has a coaching inn with restaurant and hotel facilities, a village shop with tea/coffee room, village hall and nearby Primary Schools in Kilmington and Bourton. The towns of Frome, Warminster and Mere are all within a six-mile radius providing a varied range of shopping facilities and public amenities. The A303/M3 road link lies approximately 6 miles away. The Georgian city of Bath lies approximately 20 miles and the Cathedral city of Salisbury approximately 25 miles.

Description: Believed to date from the 1700's this former silk mill was, in addition to the adjacent properties within the Rank, converted to provide residential accommodation. This property has been the subject of extensive work over the last 16 years including re-modelling to create a comprehensively fitted kitchen with polished granite work surfaces and a large range cooker adjacent to the dining room and separate utility with WC. The original sitting room has a beautiful inglenook fireplace with a large bressummer beam and a Quebb wood burning stove, with hob providing heat and a focal point to the room. To the first floor is a principal bedroom with an elegant en-suite bathroom, a further double bedroom and shower room to the second floor and to the third floor an attic bedroom which would take a double bed. The property has all new double-glazed period style windows throughout which were installed approximately a year ago and the roof to the kitchen and utility was also replaced within the last year. Heating is provided via an external oil-fired boiler linked to a pressurised hot water cylinder.

Accommodation: All dimensions being approximate.

Entrance Hall: With a part glazed wooden front door, understairs storage cupboard and door to:

Sitting Room: With two multi-pane double-glazed windows to the front elevation, a large inglenook fireplace with a wooden Bressummer beam, brick detailing and a Quebb wood burning stove with hob. Stripped wood floor, contemporary radiator, exposed ceiling beams, secondary door to the staircase and further door to:

Dining Room: With a wood floor, extensive built-in cupboards, fireplace recess, contemporary radiator, staircase rising to the first floor and access to:

Kitchen: With a comprehensive range of conservation grey finish fitted units with polished granite work surfaces comprising a one and a half bowl Carron Pheonix stainless steel sink, mono bloc mixer tap, adjacent work surfaces with drawers and cupboards beneath and incorporating a full size newly installed dishwasher. Refrigerator and a range cooker with an electric double oven, separate grill and a five-ring gas hob (provided by a Calor gas bottle), splashback, glazed display cabinet and a large double-glazed overhead lantern light and double, sealed double-glazed doors and side panel onto the rear garden.

- **ENTRANCE HALL**
- **SITTING ROOM WITH INGLENOOK FIREPLACE**
- **DINING ROOM**
- **FITTED KITCHEN**
- **UTILITY/CLOAKROOM**
- **FIRST FLOOR BEDROOM WITH EN-SUITE BATHROOM**
- **SECOND FLOOR LANDING**
- **DOUBLE BEDROOM WITH EN-SUITE SHOWER ROOM**
- **ATTIC BEDROOM**
- **GARDENS TO THE FRONT AND REAR**

Utility Room: With space and plumbing for a washing machine and tumble drier, work surfaces and sink, low level WC, oak floor, vertical towel/radiator and window to the rear.

First Floor:

Landing: With a staircase rising to the second floor and door to:

Principal Bedroom: With two built-in wardrobes and an overstairs built-in cupboard, beam, radiator, a double-glazed window to the front, original fireplace with a cast iron grate and door to:

En-Suite Bathroom: With a panelled bath with chrome cross head taps and a shower attachment, low level WC, pedestal basin, eaves storage, beam, chrome finish vertical towel rail/radiator and three double-glazed roof lights to the rear slope.

Second Floor: With a door and staircase rising to the third floor, door to:

Bedroom 2: Enjoying dual aspect with double-glazed windows to the front and rear elevation, exposed beam, wardrobe and airing cupboard with a pressurised water cylinder and door to:

En-Suite Shower Room: With a tiled shower enclosure, low level WC, pedestal wash basin and a chrome finish towel rail/radiator.

Third Floor:

Attic Bedroom 3: With an oak floor, eaves storage and two double-glazed roof lights to the rear slope from which far reaching views may be enjoyed.

Outside: To the front of the property is an attractive cottage garden with lawn, well stocked flower borders and hedging and a low wall to the front. To the rear of the property is a generous sized area of garden comprising a gravelled area with steps to flower beds, lawn and access to a wooden shed which measures approximately 16'x8' with power and light connected and storing a fridge/freezer and separate freezer (which are both included in the sale of the property). There are sculpted flower borders, a lawn and beyond a box hedge is a further area of garden which is mainly uncultivated and provides an additional formal garden area if required.

