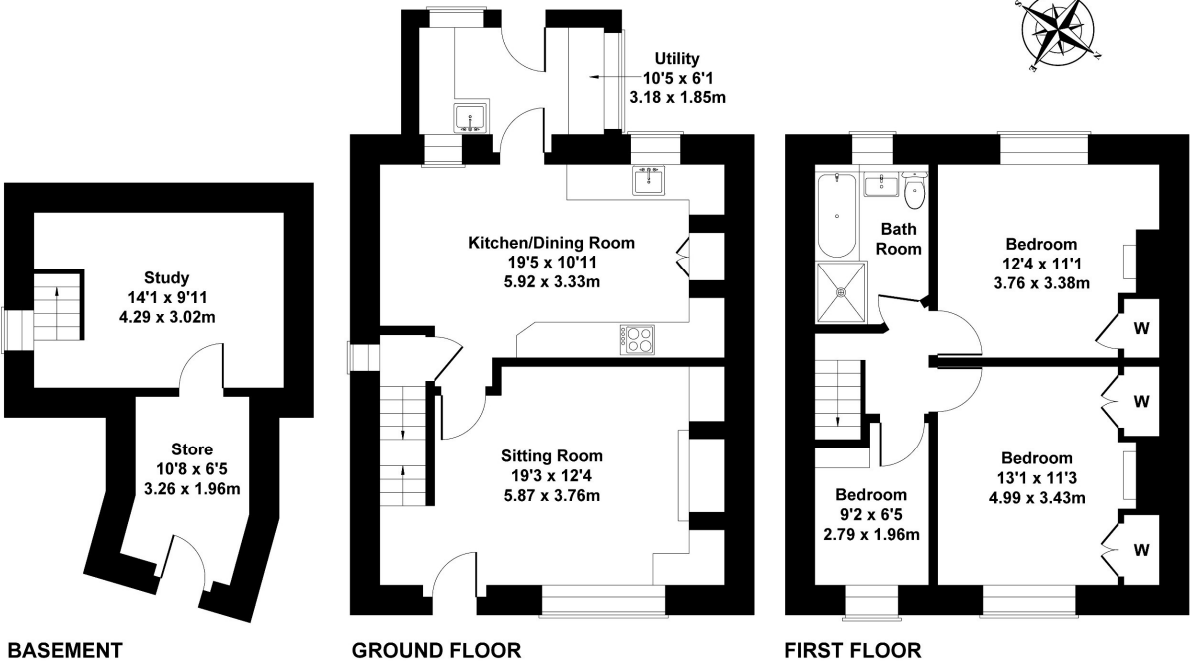




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Bramdene, Trudoxhill, Frome, BA11 5DP
Approximate Gross Internal Area
1214 sq ft - 113 sq m

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



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Directions: From our offices in the Market Place proceed to the top of Bath Street, at the mini roundabout carry straight across into Butts Hill which in turn becomes The Butts, carry straight across the next two roundabouts and at the Frome bypass roundabout carry straight across towards Nunney. Just before the Nunney Catch roundabout turn left into Trudoxhill, the property will be found almost opposite the pub 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 attractive three bedroom period cottage with accommodation arranged over three floors * Three reception rooms including a kitchen/dining room and quarry tiled floor and access through to a utility/boot room * Three bedrooms to the first floor (of which, two are a double size) together with a remodelled bathroom with bath and separate shower enclosure * UPVC sealed Double-glazed windows replaced in August 2021 * Southwest facing garden * Off road parking

Situation: Situated in the picturesque village of Trudoxhill the property lies approximately 3 miles from the popular town of Frome which has a comprehensive range of independent shops, boutiques cafes and bistros together with national chains including Marks & Spencer. Trudoxhill has a good pub and the Palette & Pasture cream parlour and coffee shop. Nearby Nunney (one mile) has a primary school, shop, pub/restaurant, tearoom, village hall and the beautiful Nunney Castle. The Georgian city of Bath lies a little over fifteen miles and there are good communication links to London via railway station at Frome and Westbury and the A303/M3 road links.

Description: This characterful period house is nestled in the middle of Trudoxhill and offers three bedroom accommodation arranged across three floors. To the lower ground floor is a study/occasional bedroom off of which is a store with direct access outside. To the first floor the sitting room has a Villager wood burning stove upon a tiled hearth and with a substantial timber beam. Beyond this the kitchen/dining room has a quarry tiled floor, traditional butlers sink and a non-functional stone fireplace providing storage. This in turn leads to a utility/boot room from there is direct access to a well-stocked south westerly facing rear garden. The first floor accommodation comprises three bedrooms of which two are of a double size and a bathroom which was re-modelled in 2025 and incorporates a traditional style suite with a separate bath, shower, vanity unit, WC and with a white subway style tiling. The propety has UPVC sealed Double-glazed windows throughout which were installed in 2021.

Accommodation: All dimensions being approximate.

Sitting Room: With a Villager wood burning stove, tiled hearth and wooden beam and with shelved recesses to either side, radiator, a sash window to the front, half glazed door, staircase rising to the first floor and a door to:

Kitchen/Dining Room: With a quarry tiled floor, a porcelain butlers sink, drawers and cupboards beneath and incorporating space and plumbing for a washing machine, integrated oven and ceramic four ring hob. Space and plumbing for a dishwasher, former fireplace creating cupboard storage and with exposed stonework. An exposed beam, sash window to the rear, stairs descending to the lower ground floor, radiator and a fifteen-pane glazed door to:

Utility/Boot Room: With a stainless steel sink, space and plumbing for a washing machine and tumble drier.

- SITTING ROOM
- KITCHEN/DINING ROOM
- UTILITY/BOOT ROOM
- LOWER GROUND FLOOR
- STUDY/RECEPTION THREE
- FIRST FLOOR LANDING
- THREE BEDROOMS (TWO ARE OF A DOUBLE SIZE)
- BATHROOM
- PARKING & GARDENS

Lower Ground Floor:

Study/Occasional Bedroom: With a radiator, window to the side elevation a beamed ceiling and door to:

Wood Store/Workshop: With a door to outside.

First Floor:

Landing: With exposed beams and doors to:

Bedroom 1: With a stripped wood floor, original cast iron fireplace, radiator, original wood panelling to one wall, two built-in double wardrobes and sash windows to the front.

Bedroom 2: With a radiator, attractive cast iron fireplace with a decorative surround, airing cupboard with slatted shelves and a pressurised hot water cylinder. Sash window to the rear.

Bedroom 3: With panelling to one wall, a radiator and sash window to the front elevation and fold down loft ladder providing access to a partly boarded roof space.

Family Bathroom: With a re-styled white suite comprising a panelled bath with chrome cross head taps and a hand shower attachment, vanity wash basin, low level WC, tiled shower enclosure with a thermostatic shower, glazed screen and metro style tiling, creating a bright and stylish space.

Outside: To the front of the property is an open plan area of garden with stone retaining walls, access to the woodstore/workshop and with steps leading to the front door and to the left-hand side where there is parking. Immediately to the side of the house is an outbuilding housing the Grant oil fired boiler and oil storage tank. The rear garden is a particular feature of the garden measuring approximately 73' (22.25m) in length with an average width of 16' (4.88m) comprising a concrete patio beyond which is an area laid to lawn with flower borders shrubs and bushes, and a timber garden shed. The garden enjoys a southwesterly aspect.

