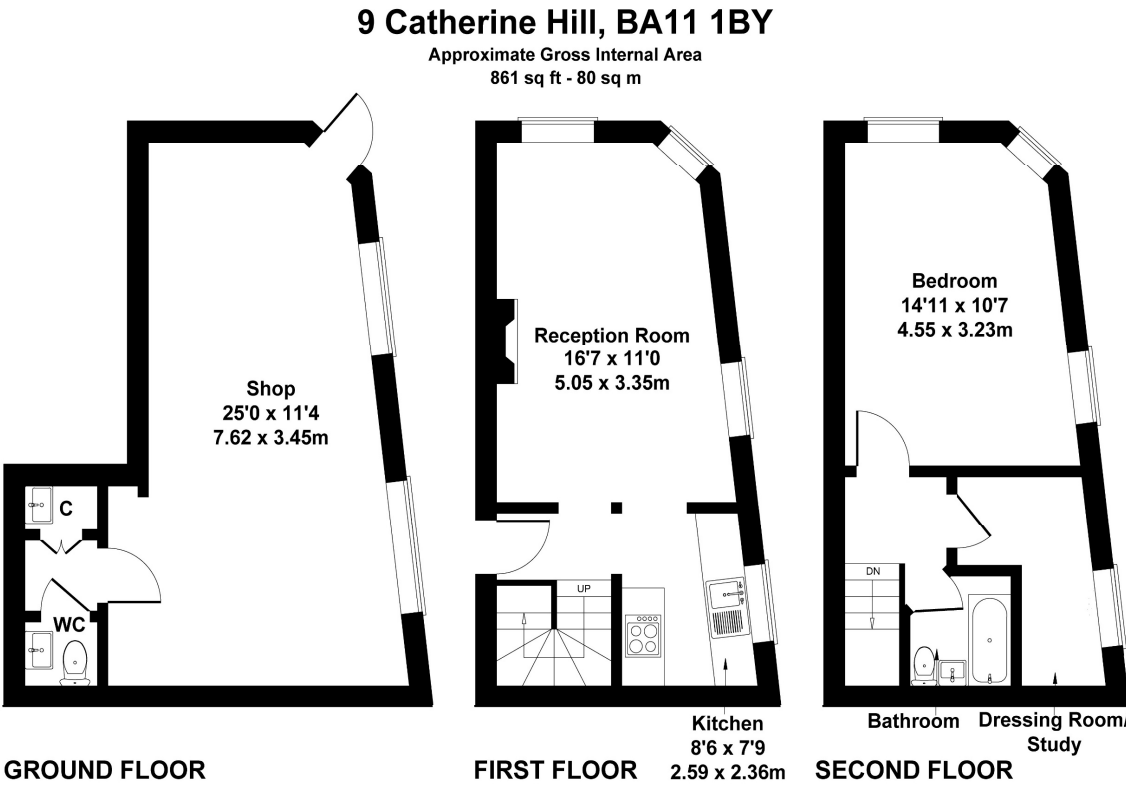




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

Directions: From our offices in the Market Place proceed up Palmer Street bearing right into Catherine Hill and the property will be found on the left hand side just before the steps leading up to Paul Street.

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.

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*** Arguably the most photographed building in Frome * Opportunity to acquire a lock-up shop with a stylish, two storey living accommodation above * A superb investment opportunity for "live above" within the heart of the St. Catherines area of Frome**

Situation: Situated within the heart of the St. Catherines area of Frome on the junction with Catherine Hill and Paul Street the property is surrounded by a range of independent shops, cafes and bistros with easy access via Palmer Street into the Market Place where there are further independent shops together with national chains including Marks & Spencer. The railway station lies approximately 3/4 mile and the Georgian city of Bath approximately 13 miles.

Description: This beautiful Grade II Listed property must be one of the most iconic buildings in Frome, situated at the junction between Catherine Hill and Paul Street with separate access to the living accommodation via Paul Street and the shop beneath it, accessed via Catherine Hill. The cottage has great views and is flooded with natural light offering characterful accommodation. The ground floor comprises an open plan living room enjoying dual aspect with three windows looking up Catherine Hill. The kitchen comprises fitted wall and base units, oven and hob, breakfast bar and space for a washing machine and fridge/freezer. The sitting room has room for a dining table; there is a wood burning stove and large sash windows. To the first floor is a main double bedroom again with three windows, a dressing room/study and an adjacent bathroom. The bedroom has exposed trusses together with a feature fireplace creating an opulent space. The shop has undergone recent renovation offering a prime position on Catherine Hill with a prominent shop window and features an exposed well with a glass top. There is a small cupboard and a separate WC.

22 Paul Street:

Entrance Hall Area: With a part glazed front door, winding staircase rising to the second floor, multi-pane sash window to the front with adjacent understairs cupboard and additional cupboard leading through to:

Lounge Area: This intriguing dual aspect space looks up Catherine Hill with three Georgian multi-pane windows, an open fireplace with brick return and a wood burning stove with a slate hearth, two radiators, low voltage ceiling down lighters and access through to the:

- **LOCK-UP SHOP WITH WC AND STORE AREA**
- **SELF-CONTAINED TWO STOREY PROPERTY WITH ACCESS VIA PAUL STREET**
- **ENTRANCE HALL**
- **KITCHEN**
- **SUPERB DUAL ASPECT LIVING ROOM**
- **FIRST FLOOR LANDING**
- **BATHROOM**
- **STUDY / DRESSING ROOM**
- **DOUBLE SIZED BEDROOM**

Kitchen Area: Which has a range of painted units incorporating one and a half bowl porcelain single drainer sink with mono bloc mixer tap, adjacent hardwood work surfaces and incorporating space and plumbing for a washing machine, and space for a refrigerator, integrated electric oven and gas four ring hob with splash back and extractor hood. Multi-pane window overlooking Catherine Hill.

Second Floor:

Landing: With a wall mounted Ideal gas fired combination boiler supplying domestic hot water and central heating to radiators, sliding sash window overlooking Paul Street and doors to:

Bedroom 1: This superb dual aspect room replicates the shape of the sitting room and has a vaulted ceiling with exposed beams. There are three Georgian sash windows overlooking Catherine Hill and a decorative fireplace with cast iron grate and stone surround. Two radiators.

Bedroom 2: With panelling to one wall and a sash window overlooking Catherine Hill.

Bathroom: With a white suite comprising a panelled bath with a wall mounted thermostatic shower, vanity wash basin, low level WC and an electric oil filled towel rail/radiator.

Note: The properties are on separate titles which could be beneficial if someone wished to include a commercial element within a pension fund.

