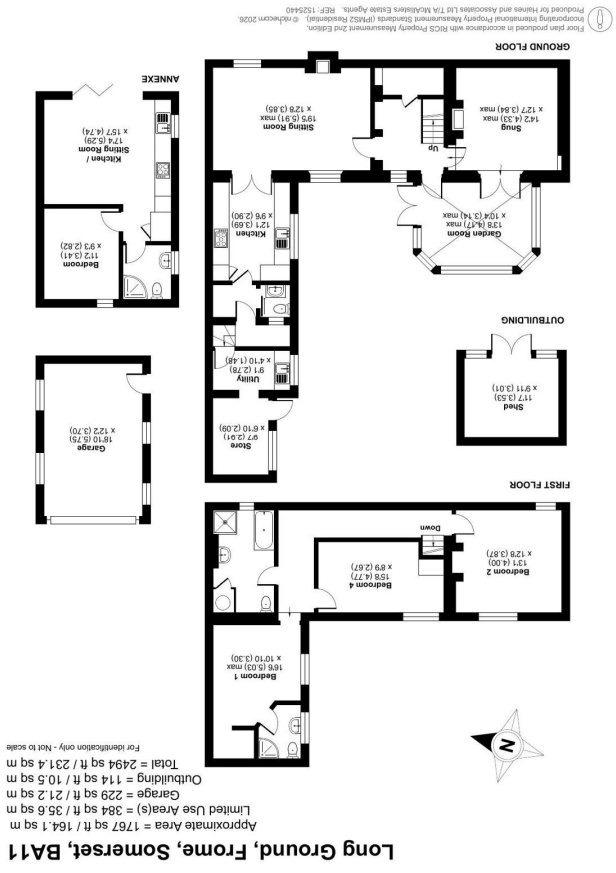
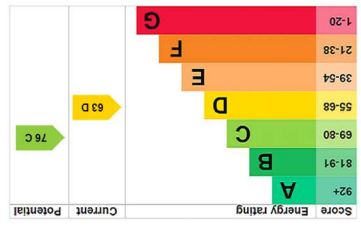
Directions: From our offices in the Market Place proceed to the top of Bath Street at the roundabout turn right into Christchurch Street East over the next roundabout and at the traffic lights turn right into Locks Hill, at the very top of Locks Hill just before the traffic lights take the turning left into Long Ground 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.



Long Ground, Frome, Somerset, BA11 1PJ

Guide Price £675,000
Freehold

*** A substantial three double bedroom period cottage with a separate one bedroom self-contained annexe * Three reception rooms (two of which have wood burning stoves) * Generous sized south facing gardens incorporating ample parking and a one-and-a-half sized garage * En-suite shower room to the principal bedroom * Large family bathroom * Ground floor cloakroom * Shower room to the annexe**

Situation: The property lies within a predominantely older part of the town approximately half a mile from the town centre which as a comprehensive range of shops, boutiques, cafes and bistros together with national chains including Marks & Spencer. The Georgian city of Bath lies approximately 13 miles.

Description: Believed to have been built around 1910 the property has been in the ownership of the same family since 1957 and has been extensively modernised and extended to create a versatile three double bedroom house with a separate self-contained one-bedroom annexe incorporating a fitted kitchen area with integrated appliances within a lounge/dining room, double sized bedroom and a shower room. The south facing landscaped gardens incorporate several general sized terraces including a covered area with a two-person hot tub. Beyond this is ample parking for up to six vehicles and a one and a half-sized garage.

Accommodation: All dimensions being approximate.

Garden Room: Of UPVC sealed double-glazed construction on low walls and with French doors onto the terrace, radiator, tiled floor, access to the snug and a glazed door to:

Entrance Hall: With a staircase rising to the first floor, understairs cupboard, radiator, double-glazed window to the front, fifteen pane glazed door through to the sitting room/dining room and a further fifteen pane glazed door to:

Snug: With a radiator, fireplace with a wood burning stove and mantle shelf, shelved display recess.

Sitting/Dining Room: With a wood burning stove, brick reveal and a wooden mantle shelf, double-glazed window to the front, contemporary vertical radiator and a fifteen pane glazed door through to:

Fitted Kitchen: With a comprehensive range of wood fronted fitted units with contrasting work surfaces, single drainer sink with a mono bloc mixer tap, drawers and cupboards beneath incorporating a full sized dishwasher, fridge, freezer and a Rangemaster stainless steel finish range cooker with a five ring hob, warming plate, double oven with an extractor hood above, wall cupboard units, double-glazed window to the size and a fifteen glazed door to:

Lobby Area: With a half-glazed door to the rear and a sliding door to:

Cloakroom: With a white low level, WC, vanity wash basin, radiator and a wall mounted Ideal gas fired boiler supplying domestic hot water and central heating.

Rear Porch: With a double-glazed door to outside and steps up to:

Utility: With a porcelain Belfast sink with wooden drainer, cupboard beneath and space for a washing machine. Space for a fridge/freezer, obscure double-glazed window to the side and access through to:

Boot Room/Study: With an electric panel radiator, obscure double-glazed window to the side and half glazed door to outside.

First Floor:

Landing: With two radiators, exposed ceiling beams and access to:

Principal Bedroom: With a radiator, double-glazed window to the side, dressing area and door to:

MAIN PROPERTY

- **ENTRANCE HALL**
- **SNUG**
- **GARDEN ROOM**
- **SITTING ROOM/DINING ROOM**
- **FITTED KITCHEN WITH INTEGRATED APPLIANCES**
- **LOBBY**
- **CLOAKROOM**
- **UTILITY AREA WITH LARGE BOOT ROOM/POTENTIAL STUDY ADJACENT**
- **PRINCIPAL BEDROOM**
- **EN-SUITE SHOWER ROOM**
- **TWO FURTHER BEDROOMS**
- **FAMILY BATHROOM**
- **GOOD SIZED LANDSCAPED SOUTH FACING GARDEN**
- **LARGE SHED, TERRACES, AMPLE PARKING**
- **ONE-AND-A-HALF SIZED GARAGE**

SELF-CONTAINED ANNEXE

- **LOUNGE/DINING ROOM/KITCHEN**
- **BEDROOM**
- **SHOWER ROOM**

En-Suite Shower Room: With a tiled entry shower enclosure with a thermostatic shower, overhead shower and separate hand shower, low level WC, vanity wash basin, chrome finish vertical towel rail/radiator and a double-glazed window to the side.

Bedroom 2: With a radiator, exposed beam and double-glazed window to the front.

Bedroom 3: Enjoying dual aspect with double-glazed windows to the front and rear, radiator and an original cast iron grate with decorative surround.

Family Bathroom: With a panelled bath, a separate tiled shower enclosure with a wall mounted Mira electric shower, vanity wash basin with cupboards beneath, low level WC, radiator, chrome finish towel rail/radiator, linen cupboard housing a pressurised hot water cylinder. Sealed double-glazed window to the rear.

The Annexe: Was completed in 2023 and comprises a lounge/dining room with a fitted kitchen comprising a stainless steel single drainer sink, adjacent work surfaces with drawers and cupboards beneath incorporating a fridge, space for a washing machine, electric oven and a separate combination oven. Extractor hood, comprising work surfaces, electric panel radiator, storage cupboard and door to:

Double Bedroom: With a panel radiator and a double-glazed window.

Shower Room: With a tiled electric shower, low level WC, pedestal wash basin, chrome finish heated towel rail/radiator and an obscure double-glazed window to the side. Ceramic tiled floor.

Outside: The property is approached off Long Ground via a tarmacked driveway with low stone walling providing parking for up to six cars. Adjacent to this is a one and a half sized concrete construction garage with a metal and over door with power and light connected. Adjacent to this is a substantial wooden shed, lawn and a patio lead to the first east facing terrace incorporating an oak framed canopy with a two-person hot tub with power connected. The lawn extends to a gravelled area with an established tree and a further terrace, all enjoying a southerly aspect.



