

£895,000

**3 Cork Street, Frome, BA11 1BL**



- Period Town House
- Three Receptions
- Four Bedrooms
- Garden
- Parking
- Two Retail Units

# 3 Cork Street, Frome, BA11 1BL

This historic Grade II\* listed town house offers sizable living accommodation, good size garden, plenty of parking and two retail units occupied by two well respected businesses creating an income of approximately £21,000 p.a. The property itself is believed to date back to 1604 and even lays claim to having the King - The Duke of Monmouth as a resident in its long history. The living accommodation is arranged over three floors and boast many attractive period features including fireplaces, wooden beams and stone mullion windows. Outside to the rear is the large 'secret' garden and parking area. This really is a fantastic centrally located period home.

## Property Description

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## Ground Floor

### Retail Premises No.1

A single room with independent entrance and two shop front windows with a small kitchen area and WC.

### Retail Premises No.2

A single room with independent entrance and one shop front window with a back office area and WC.

### Entrance Hall

Door to front. Stairs to first floor. Built-in cupboard. Radiator. Passage way leading to garden.

## First Floor

### Landing

Window to side. Stairs to second floor.

### Sitting Room

**23'5" x 16'9" (7.14m x 5.11m)**

Three windows to front. Large stone fireplace with wooden up-stand. Decorative central ceiling rose and decorative corning. Three radiators.

### Dining Room

**16'3" x 13'6" (4.95m x 4.11m)**

Windows to front and rear. Stone fireplace with wooden up-stand. Two radiators.

### Study

**11'8" x 7'4" (3.56m x 2.24m)**

Window to front. Radiator.

### Kitchen

Window to side. Range of fitted kitchen units with marble worktops with tempered glass splash backs. Built-in oven and hob, integrated fridge/freezer, dishwasher and microwave. Large larder cupboard.

### Cloakroom

Window to side. Low level WC. Wash basin. Radiator.

## Second Floor

### Landing

Windows to side. Stairs to third floor. Built-in cupboard.

### Bathroom

Window to front and side. White suite comprising a double ended bath with shower attachment, pedestal wash basin, low level WC and bidet. Heated towel rail.

### Bedroom

**19'3" x 12'8" (5.87m x 3.86m)**

Three windows to front and rear. Two radiators.

### Bedroom

**18'8" x 14'0" (5.69m x 4.27m)**

Two windows to front and rear. Fireplace with cast iron grate. Built-in wardrobes and cupboard. Two radiators.

### Bedroom

**9'6" x 7'7" (2.90m x 2.31m)**

Window to front. Radiator.

### Shower Room

Suite comprising shower cubicle, low level WC and wash basin. Heated towel rail.

### Laundry Room

Window to side. Plumbing for washing machine.

## Third Floor

### Bedroom

**22'10" x 19'4" (max) (6.96m x 5.89m (max))**

Two windows to side. Range of units with stainless steel sink unit. Two radiators. Store room. Exposed wooden beams and lintels.

### Ensuite

Window to side. Suite comprising panelled bath, wash basin and low level WC.

## Outside

### Garden

To the rear and completely tucked away almost in secret is good size garden with three separate areas. Immediately behind the house is a small paved courtyard. From here steps lead up to a further patio area, a lawned area and gives access to the parking area. From the lawned area a wooded path leads to some rough steps which in turn open out into another enclosed garden which is currently wild and uncultivated.

### Parking

Behind the property is a gravelled parking area where it would be possible to easily park 4-5 cars. This area is accessed through wrought iron gates accessed from Cork Street.





### Directions

The property is situated in the heart of the town centre in Cork Street.