



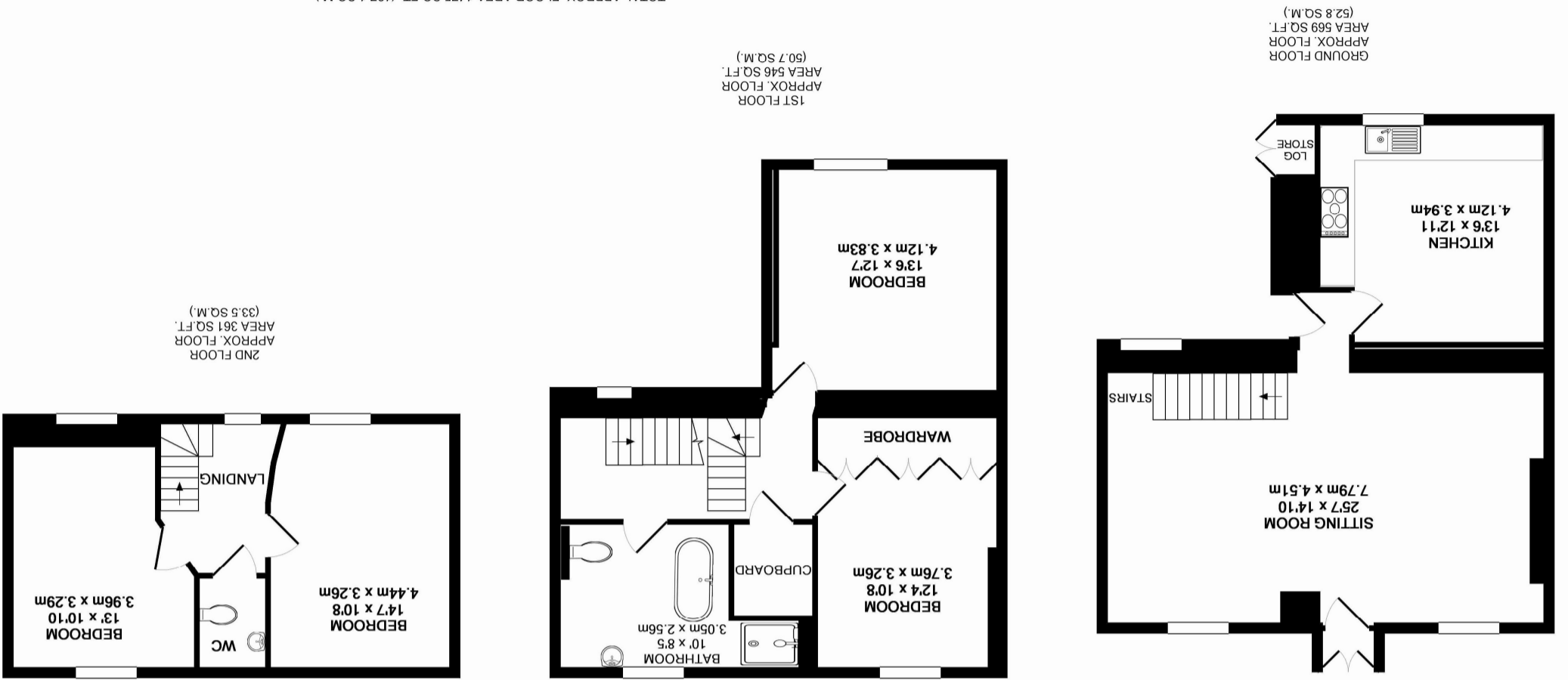
COOPER & TANNER
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TOTAL APPROX. FLOOR AREA 1475 SQ.FT. (137.1 SQ.M.)



The Old Bakehouse, 11 Whittox Lane, Frome BA11 3BY

£549,950

COOPER & TANNER
THE ART OF AGENCY

Description

Located in the heart of the conservation area this beautifully renovated Grade II listed cottage, formerly an old bakery, is believed to date back to pre-18th century.

This property benefits from an entrance porch leading into the main living/dining room. The sitting/living space is full of natural light and has many original features including an open fireplace. Through the hallway you will find the kitchen on your right hand side with built-in appliances, Italian tiled flooring, Shaker style kitchen units with a Corian moulded work surface.

On the first floor at the top of the stairs. There is a delightful bathroom with a hand painted roll top bath tub, a separate shower and a heated towel rail. Along the corridor you have a walk-in airing cupboard on the right and also the second bedroom with built-in wardrobes, lovely wooden flooring and a further feature fire place. The master bedroom is just after the second bedroom and benefits from plenty of natural light, a lovely view of the garden and yet another fire place.

The second floor has a landing space ideal for a study area. There is a WC and two further bedrooms either side.

Outside

The garden for The Old Bake House lies to the rear of the property and features a lovely seating area which gets plenty of sun light. There is an outside log cupboard and also a store. You take a few steps leading up to the lawned area with shrubbery around the outside giving it plenty of colour throughout the year.

Location

Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities and is known for its small independent shops, artisan street markets, festival and cultural venues, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools including the Steiner Academy, theatres and a cinema. The property is within easy walking distance of shops, cafés, and amenities. Bath and Bristol are within commuting distance and the local railway station provides services to London Paddington, Bristol, Bath and Weymouth. Additional connecting services are available via Westbury.

Services

Mains drainage, water, gas and electricity are all connected.

Heating

Gas fired central heating.

Tenure

Freehold.

Council Tax

Band D.

Directions

From the Cooper and Tanner office proceed up Bath Street, turn right onto Stony Street then bear right up Catherine Hill, turn right onto Whittox Lane and the property will be found on the left going down the slope.

Viewing

Strictly through Cooper & Tanner on 01373 455060.

JG 29/06/2016

