



Monmouth House, Cork Street, Frome, Somerset BA11 1BL

Offers in Excess of £1,000,000

**COOPER & TANNER**  
THE ART OF AGENCY



# Monmouth House, Cork Street, Frome, Somerset BA11 1BL

- An imposing Grade II listed Georgian property
- Two commercial units, currently let
- Three reception rooms
- Kitchen/breakfast room
- Five double bedrooms
- Family bathroom
- En-suite bathroom and separate shower room
- Landscaped garden
- Ample parking
- Typical Georgian features
- Centre of Frome location

## Viewing

Strictly through Cooper & Tanner on  
01373 455060

## Description

One of Frome's landmark properties, situated in the very heart of the town centre. Monmouth House is situated on Cork Street and has extensive accommodation and grounds and is a substantial home with substantial gardens and two shop units.

This exceptional property has been renovated by the current owner to provide a glorious and comfortable family home. The property is offered for sale with no onward chain and should be seen to be appreciated. The shop units provide an impressive annual income.





## The Accommodation

The accommodation is arranged over three floors and provides an impressive entrance hall with detailed plaster friezes a drawing room and dining room both with high shuttered windows that flood both these rooms with light. The kitchen leads off from the dining room and has an extensive range of fitted units and granite work surface. On the first floor there is a further reception room, two double bedrooms (one of which is en-suite) and a separate

shower room. The second floor provides three further bedrooms and a bathroom.

## Externally

To the front of the property is a gated, private parking area and a raised decked area for alfresco dining and entertaining. A short path and flight of steps leads you to the mature and private garden which offers a wide variety of mature shrubs and trees and offers considerable privacy. Beyond this is the

restored 'Bastion' garden. Originally a formal Georgian garden that had become very overgrown and neglected, now returned to its former glory. This lovely haven now provides an ornamental pond, an 'amphitheatre' style lawn and mature hedging. The gardens should be seen to be fully appreciated.

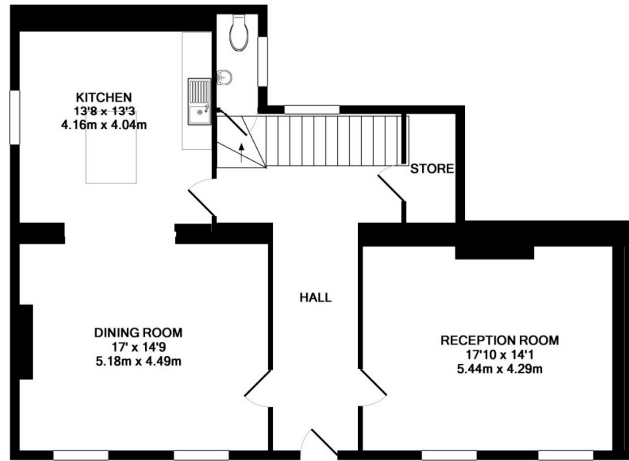
## The Shops

The property comes complete with two shop units, both fully let and providing a super income. They are currently let to a high quality florist and an Artisan style bar (which closes at 9.00pm). More details can be provided upon request.

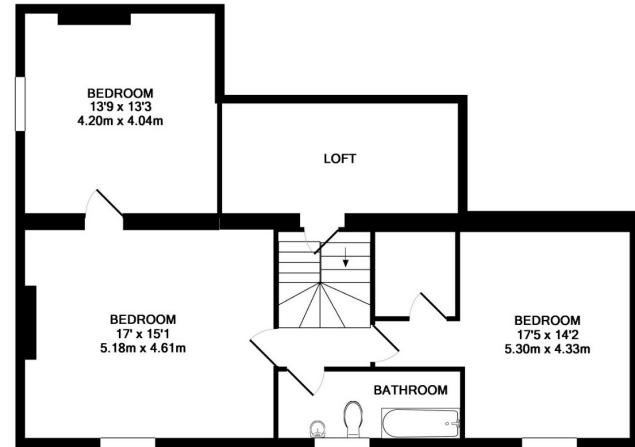
## Agent's Note

Please note that the Bastion Gardens are subject to 20 days a year open to the public. Access is at the rear of the Bastion Gardens and therefore does not impinge on the main house and grounds.

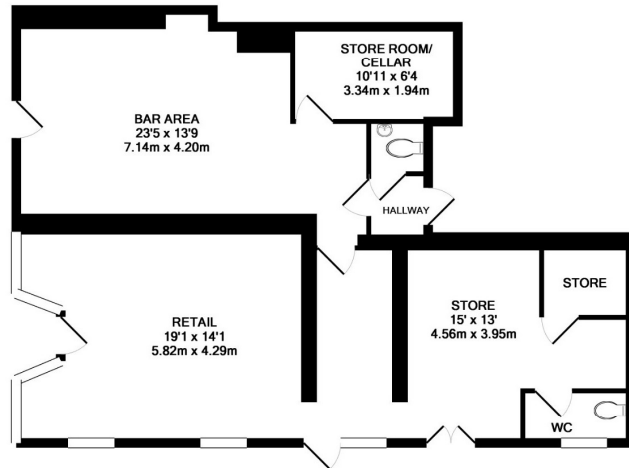




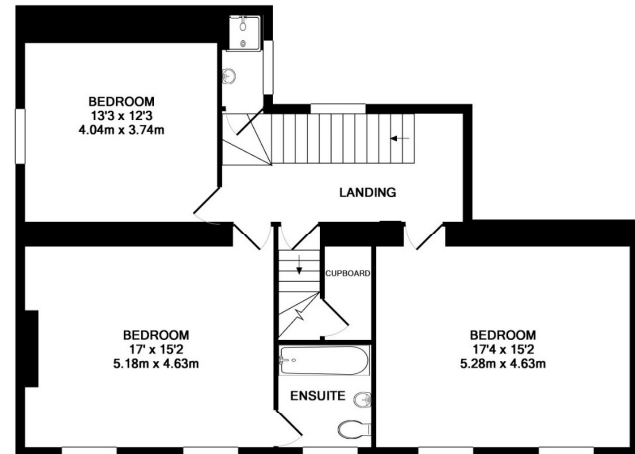
ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 887 SQ.FT.  
(82.4 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 884 SQ.FT.  
(82.2 SQ.M.)



LOWER FLOOR LEVEL  
APPROX. FLOOR  
AREA 900 SQ.FT.  
(83.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 879 SQ.FT.  
(81.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 3550 SQ.FT. (329.8 SQ.M.)

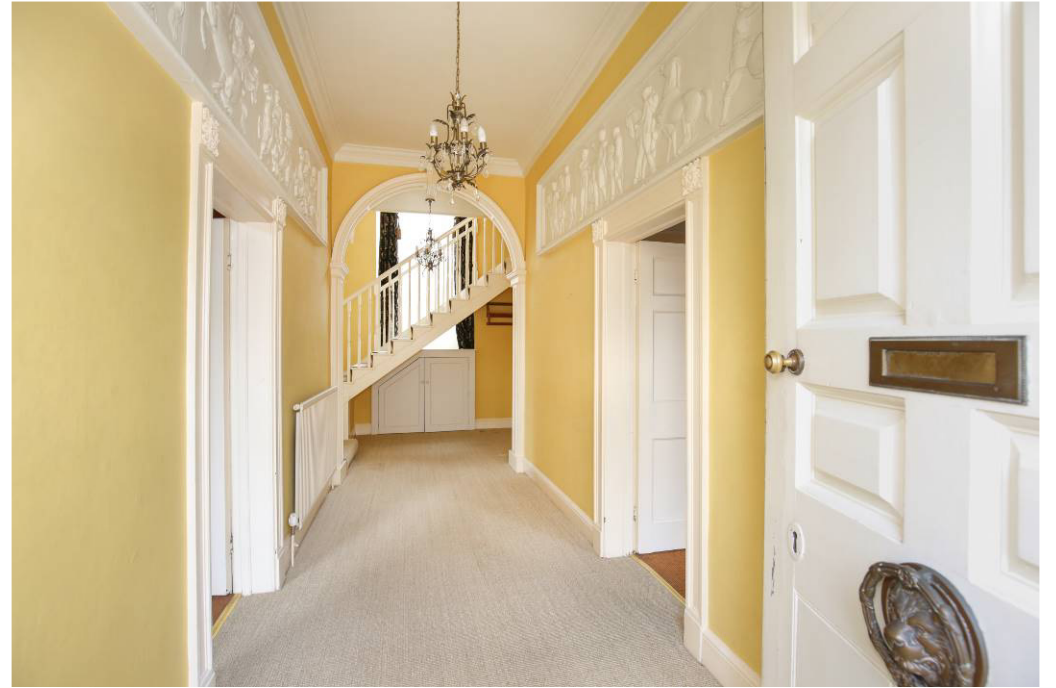
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**IMPORTANT NOTICE:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

**Area and Sales Plans**

The area and the sale plan have been calculated and produced using Promap mapping software (Ordnance Survey Licensed) and referenced where possible to the HMLR Title plan, however they may not correspond with other mapping services. The boundaries are clearly marked on site and potential purchasers should inspect them and make such enquiries as they deem necessary.











### 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, the Steiner Academy, local junior, middle and senior schools, theatres and a cinema.

### Communications

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

Band B.

### EPC Rating

Not required, the property is Grade II listed.

AS 09/10/2017







**6 The Bridge, Frome, Somerset, BA11 1AR**  
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