



Bath Road, Frome

oieo £700,000

Council Tax Band F Tax Price £3,522 pa



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing of this substantial attractive and imposing Victorian six bedroom stone built family home, offering an abundance of flexible light filled accommodation over three floors. The home's ground floor offers a generous entrance hallway with stairs to the first floor and a wc cloakroom. To the side is the multi-use conservatory extension, whilst to the rear you have the open plan fitted kitchen flowing into the adjoining dining area with a bay windowed front lounge. The first floor offers three generous double bedrooms and the family bathroom suite with an impressive view from the landing. Continuing up to the second floor are three further double bedrooms and a further fitted modern bathroom suite. The property offers large storage cupboards on each floor and good loft storage. Externally there is access provided via stone steps to the basement and you can enjoy the stone wall and high level hedge enclosed garden which has a central laid pathway leading to the front door. The garden also features lawned borders and a range of mature and colourful planted trees, shrubs and bushes to enjoy through the seasons. Private vehicle parking is found just outside the gate. To view the virtual tour please follow this link:

[Click Here](#)

What Our Vendors Love

The current owners have told us how they found the flow of the house really attracted them; the kitchen dining space, adjoining front lounge and conservatory size are very generously proportioned, allowing you to always find room for yourself, and yet provide great areas for hosting friends and family whilst not feeling too enclosed. The walls are of stone construction offering considerable quietness and privacy whilst the ceiling heights add to the feeling of space throughout. The home is full of character and history and each bedroom is comfortable and spacious, allowing you flexibility to have large beds and furniture without sacrificing storage space. The location suited them well with The Old Cheese Show Field just along the road proving a blessing when you have children or dogs. The Cheese Show Field is a thriving hub of the local community; now providing a new playground as of this year, as well as an orchard, and new winding paths to explore. There are plans to improve it while also leaving parts to stay natural to support biodiversity. The home's wrap around garden is full of seasonal surprises that bloom yearly, and the trees are gorgeous through Spring and Autumn. The conservatory is very flexible year-round for growing plants, reading, exercising, or drying a load or two of washing in a heartbeat! The location also allows for a convenient walk to popular middle schools, Frome Community College, the town's Leisure Centre and it is an easy wander to the heart of the town centre.

Key Features

- Character Property
- Six Bedrooms
- Impressive Scale
- Sought After Location
- Close to Schools and Amenities
- Over 2200 Square Feet



Rooms

Entrance Hallway

10'0" x 6'9" (3.05m x 2.06m)

Sunroom/Conservatory

13'2" x 18'1" (4.01m x 5.51m)

WC/Cloakroom

5'8" x 2'8" (1.73m x 0.81m)

Kitchen

11'9" x 16'6" (3.58m x 5.03m)

Dining Room

16'3" x 11'2" (4.95m x 3.40m)

Living Room

14'1" x 16'1" (4.29m x 4.90m)

First Floor Landing

11'3" x 3'8" (3.43m x 1.12m)

Bedroom One

12'2" x 13'6" (3.71m x 4.11m)

Bedroom Two (Office)

13'9" x 15'7" (4.19m x 4.75m)

Bedroom Three

12'4" x 11'10" (3.76m x 3.61m)

Bathroom One

6'6" x 6'6" (1.98m x 1.98m)

Second Floor Landing

3'7" x 13'6" (1.09m x 4.11m)

Bedroom Four

13'8" x 12'4" (4.17m x 3.76m)

Bedroom Five

12'1" x 13'2" (3.68m x 4.01m)

Bedroom Six

12'2" x 11'7" (3.71m x 3.53m)

Bathroom Two

10'9" x 9'10" (3.28m x 3.00m)

Gardens

The garden is designed for low maintenance and is both stone wall and high level hedging enclosed. A central pathway leads to the main front door and to the side of the home with then boarded lawn areas. There are a range of mature and colourful trees, bushes and shrubs. The garden can be easily accessed also from the conservatory and rear kitchen to allow for plenty of guests to enjoy the feeling of outdoors/indoors connection.

Parking

Off street parking for two to three vehicles to the side of the property

Directions

From our offices turn left onto Wallbridge and left at the traffic lights. Proceed under the railway bridge and onto Rodden Road. Cross the traffic lights onto Bath Road and the property will be on your right hand side after the hospital.

Agent Notes

At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.





Forest Marble Ltd

Forest Marble, 4 Harris Close, Frome BA11 5JY

Call: 01373 482900

Web: www.forestmarble.co.uk

Email: will.parfitt@forestmarble.co.uk

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

