



Trinity Street, Frome

£750,000

Council Tax Band C Tax Price £2,167 pa



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and call Forest Marble 24/7 to arrange your viewing of this stunning character home that has benefitted from recent extension and upgrading to now present as one of the most impressive period modernisations that we have seen in some years. This home not only offers incredible living space within the main body of the property but also boasts a one bedroom detached annexe to the rear of the plot, potentially allowing for income stream or studio space; this fantastic addition also has a unique surprise which will undoubtedly stick in the memory of any viewers here. Nestled in the heart of the conservation area, Trinity Street and the surrounding area is exactly what buyers hope to find in this quintessential period market town; the streets are quiet, peaceful and charming, each home is unique, characterful and endearing. The ground floor living spaces capture all of the charm of a period home along with the comforts and luxuries of a modern house. The contemporary extension with its glazed bi-fold doors provides for open plan living with an abundance of natural light from the south west facing garden. The tiled patio is the perfect space for hosting, offering a indoor/outdoor feel that you might not find anywhere else in the centre of Frome. Immaculately presented, this is a real eye catcher that will set itself apart from similar property in the locale. The four bedroom house, which sits between a converted Grade 2 Listed Georgian pub and traditional weavers cottages, offers buyers a unique opportunity to experience the best that Frome has to offer.

To view the virtual reality tour please follow this link:

[Click Here](#)

What Our Vendors Love

"The house is just five minutes from the centre of town - a casual stroll to some of the best eateries including Bistro & Bar Lotte, The High Pavement, Little Walcot & Rise. Sitting on a quiet cul de sac means we get to enjoy all the perks of such a central location but without the noise of passing vehicles. We're really well located if you enjoy walking or have a dog - from our door we can be in Victoria Park in under ten minutes, down into Whatcombe Fields in five or over to Vallis towards The Talbot pub at Mells. The house was restored for a modern family to enjoy, comprehensively rebuilding it from a shell to incorporate the latest build standards and amenities whilst combining a modern colour palette with traditional finishes. We enjoy hosting and the house lends itself to all seasons - we enjoy having friends round for dinner parties and summer BBQs but we also enjoy lighting the fire, listening to records and reading in the cosy lounge. We designed the master bedroom to provide the opulence of a high end hotel suite, so that no matter who is staying in the house we have a sanctuary to truly escape. In addition the converted stone outbuilding (again converted to meet modern building regulations) has become a firm favourite amongst our friends and family when they come to stay for the weekend."

Key Features

- Character home within Trinity Conservation Area
- Impressive Scale
- Stunning Modernisation
- Compliant with Modern Building Conditions
- Four Double Bedrooms including En-Suite Facilities
- Detached One Bedroom Annexe offering Income Potential



Rooms

Entrance Hallway

14'0" x 6'11" (4.27m x 2.11m)

Lounge

13'11" x 14'7" (4.24m x 4.44m)

Open Plan Kitchen and Living Space

21'0" x 17'6" (6.40m x 5.33m)

Utility

8'2" x 3'7" (2.49m x 1.09m)

WC/Cloakroom

7'2" x 2'7" (2.19m x 0.79m)

First Floor Landing

6'3" x 5'11" (1.91m x 1.80m)

Bedroom One

13'7" x 17'1" (4.14m x 5.21m)

Walk-Through Wardrobe

6'6" x 7'6" (1.98m x 2.29m)

En-Suite

8'7" x 6'9" (2.62m x 2.06m)

Bedroom Two

8'8" x 9'8" (2.64m x 2.95m)

Bathroom

5'11" x 6'4" (1.80m x 1.93m)

Second Floor Landing

3'3" x 3'2" (0.99m x 0.97m)

Bedroom Three

13'6" x 10'10" (4.11m x 3.30m)

Bedroom Four

13'4" x 9'7" (4.06m x 2.92m)

Annexe Bedroom

7'0" x 17'0" (2.13m x 5.18m)

Annexe Bathroom

6'8" x 4'11" (2.03m x 1.50m)

Directions

From our offices turn right and up Wallbridge, bearing right along Portway proceed along until you come to the T-Junction. Turn right and then at the round-a-bout turn left along Christchurch Street West. Follow along until you reach the next round-a-bout and take the second turning along Vallis Way. Take the first right which leads into Selwood Road and then turn left into Trinity Street where the property will be found on your left hand side.

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.