



FOREST MARBLE  
PROPERTY SALES & LETTINGS



Keyford, Frome

£700,000

Council Tax Band C Tax Price £2,167 pa



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**Interact with the virtual reality tour before calling Forest Marble 24/7 to book your viewing of this Grade II Listed home rich in history, dating back to the late 1600s and thought to have once been a non denominational school. The unique character of the property can be felt from your very first introduction, with elm floorboards soon becoming attractive blue lias flagstone flooring - just the first of many original character features that bring such a fantastic sense of charm to the property. Providing substantial and flexible accommodation over three floors, including three reception rooms and three large double bedrooms. Outside space is also in no short supply, with a well stocked rear garden housing a bespoke home studio. Found just a 15 minute stroll from both the town centre and train station in the popular Keyford area, this is not one to be missed. To interact with the virtual reality tour, please follow this link:**

[Click Here](#)

#### **What Our Vendors Love**

Our sellers tell us there is so much to love about their home that it is quite the challenge to entirely convey in just a few words, and that it is not just the house itself that holds such warmth, but also the location and the nature of the town that surrounds it. From the point of view of the house, this is a very special property and real one of a kind proposition. The age and the history of the house is quite something in itself and dates back to the late 17th Century. For a house of this age it is exceptionally warm and the quite singular architecture of it makes it deceptively efficient to live in. The rooms are great sizes and the layout, with reception spaces over two floors, make for very versatile accommodation; our sellers note in particular that the lounge on the first floor, with its West facing views through the picture window to garden are a year-round treat and has an almost 'park like' feel to the vista. Beyond the walls of the house itself the immediate locale is welcoming with lots of similarly minded residents, arts groups and community endeavours. None more so that the local Crown Public House that has evolved in recent years and is now very progressive and a fabulous hub that offers a variety of events. Another great benefit here is ease of access to all of the town's amenities; so much so that our vendors only use the car when they are going outside of Frome. There are three theatres, numerous restaurants, a three screen cinema and railway station all with a ten to fifteen minute walk, and now with the potential Saxonvale development it now looks very optimistic for the town's future.

#### **Key Features**

- 17th Century Character Home
- Three Reception Rooms
- Three Bedrooms
- Beautiful Cottage Garden
- Timber Built Garden Cabin/Studio
- Grade II Listed
- Close to Town Centre Shops and Amenities



## Rooms

### Entrance Hall

20'9" x 3'6" (6.32m x 1.07m)

### Kitchen

15'8" x 11'0" (4.78m x 3.35m)

### Laundry Room

7'6" x 6'11" (2.29m x 2.11m)

### Cloakroom

3'6" x 6'6" (1.07m x 1.98m)

### Cellar

14'7" x 12'6" (4.44m x 3.81m)

### Cellar Store

5'10" x 4'3" (1.78m x 1.30m)

### Drawing Room

15'1" x 14'0" (4.60m x 4.27m)

### Dining Room

11'11" x 13'3" (3.63m x 4.04m)

### First Floor Landing

### Sitting Room

12'5" x 13'11" (3.79m x 4.24m)

### Bedroom One

15'5" x 13'10" (4.70m x 4.22m)

### Bedroom Two

15'9" x 11'3" (4.80m x 3.43m)

### Bathroom

15'4" x 8'11" (4.67m x 2.72m)

### Second Floor Landing

### Bedroom Three

12'5" x 16'2" (3.79m x 4.93m)

### Ensuite Bathroom

10'6" x 7'3" (3.20m x 2.21m)

### Rear Garden

Stepping out into the rear garden, you first reach a large patio area where you can house your garden table and chairs and sit back to enjoy your morning drink or al fresco dining. Framed by a stone retaining wall, with steps leading further up to an area of lawn. Decorated by a well stocked mixture of shrubs and herbaceous borders, creating a delightful setting. To the rear of the garden is a bespoke timber studio, ideal for working from home or a craft room.

### Situation

Occupying a fantastic spot that is near to both Victoria Park and the town centre, this property is found in a historic part of the town among other beautiful period buildings. Frome town itself is one of Somerset's finest artisan towns which boasts a fantastic spirit of togetherness. There is a wide range of supermarkets, public houses, theatres, schools, college and a sports centre as you would expect. Frome prides itself on the great selection of independently run shops that line the historical cobbled streets. While away your days sipping coffee in one of the cafes or buying gifts from the amazing boutiques. Frome is well known for its weekly markets and its monthly artisan market on a Sunday which draws people from all around. There is a rail service that is on the Paddington Line and also feeds into the cities of Bath and Bristol. Transport links will have you quickly out to the cities of Bath, Bristol and Salisbury.

### Directions

From our offices drive up Wallbridge and bear right onto Portway. Follow the road until you get to the T-junction and turn left onto Butts Hill and turn left into Keyford. Follow the road along and park up on the left hand side of the road where the property will be found shortly before the traffic lights on your right 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

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