



Oldford, Frome

£900,000

Council Tax Band G Tax Price £4,064 pa



FOREST MARBLE
PROPERTY SALES & LETTINGS

Contact Forest Marble 24/7 to schedule your viewing of this outstanding four bedroom property with a self contained two bedroom annexe found within beautifully impressive grounds and enjoying an excellent sense of tranquility. The opportunity to become the proud owner of such a unique and imposing home with such exciting potential is rare, with individuality being found with additions such as a woodland walk and its very own cave! Originally built in the late 1800s, the main property itself offers delightful character in the form of attractive fireplaces, exposed stone, bay windows and so much more. Two reception rooms and a large kitchen concludes the living accommodation, with four well proportioned bedrooms and bathroom on the first floor. The spacious two bedroom self contained annexe is ideal for those who wish to live with family members, or perhaps could provide an income opportunity.

What Our Vendors Love

Our sellers have spent over four decades in this wonderful home and they have always loved its charm and space and the green surroundings. It is such a unique and special place that it has become part of family. The house is bursting with character with the original parts dating back over one hundred and thirty years. It has been extended, which has given them a fantastic amount of living space both in the main house and in the attached bungalow; this has facilitated multi generational living perfectly. As a family growing up here the woodland and the gardens are so exciting with lots to explore and enjoy. The long private driveway bring you in from the road and there is a real sense of privacy around the property that has made this a very much cherished home for all these years.

Situation

Oldford is sat on the Northern edges of Frome town; which is one of Somerset's finest artisan towns which boasts a fantastic spirit of togetherness. There is a wide range of supermarkets, public houses, banks, 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.

Key Features

- Four Bedroom Main House
- Self Contained Two Bedroom Annexe
- Abundance of Character
- Long Private Driveway
- Cave with Natural Spring Water
- Vast and Impressive Gardens Including Private Woodland



Rooms

Annexe Entrance Porch

4'0" x 4'5" (1.22m x 1.35m)

Annexe Inner Hall

Annexe Lounge

13'11" x 17'10" (4.24m x 5.43m)

Annexe Kitchen/Breakfast Room

14'4" x 12'9" (4.37m x 3.89m)

Annexe Bathroom

7'6" x 5'5" (2.29m x 1.65m)

Annexe W/C

Annexe Bedroom One

11'6" x 13'10" (3.51m x 4.22m)

Annexe Bedroom Two

9'11" x 10'8" (3.02m x 3.25m)

Main House Porch

8'1" x 7'5" (2.46m x 2.26m)

Entrance Hall

10'9" x 5'5" (3.28m x 1.65m)

Lounge

13'8" x 12'0" (4.17m x 3.66m)

Dining Room

16'10" x 12'6" (5.13m x 3.81m)

Kitchen

8'9" x 23'3" (2.67m x 7.09m)

Boot Room

8'10" x 7'3" (2.69m x 2.21m)

First Floor Landing

5'6" x 10'9" (1.68m x 3.28m)

Bedroom One

13'8" x 12'2" (4.17m x 3.71m)

Bedroom Two

13'8" x 12'5" (4.17m x 3.79m)

Bedroom Three

8'10" x 15'0" (2.69m x 4.57m)

Bedroom Four

8'10" x 14'0" (2.69m x 4.27m)

Bathroom

8'0" x 7'2" (2.44m x 2.19m)

Front Garden

Positioned in front of the property with access to both the annexe and main house, this front garden consists of a large stretch of lawn with a gravel path guiding you to the annexe entrance. The perimeter is bordered with wooden fencing, and sheltered by a collection of impressive trees, intensifying the element of privacy felt throughout.

Side Garden

To the side of the annexe, there is a continuation of lawn with the addition of a wooden storage shed and planting beds. A mix of shrubbery decorating the area, with tall surrounding trees.

Rear Garden

Mainly laid to lawn, with impressive trees throughout and to the borders. Steps down to the patio area directly to the rear of the property, and access to the woodland beyond.

Wooded Area

Opportunities to find a property boasting its own woodland are few and far between, which only adds to how special this home truly is. Take in the idyllic sounds of the wind through the leaves and birds in the trees whilst enjoying your very own private woodland walk.

Directions

From our offices turn left down Wallbridge and at the traffic lights turn left onto New Road, continue along into Rodden Road and at the traffic lights proceed straight on. Follow this road as it becomes Bath Road and head straight on at the traffic lights. Pass by Frome College on your right and drive down Oldford Hill. Continue along following B3090 and turn left to Beckington and the property will be found immediately on your left hand side.

Agent Notes

The property is currently not connected to the gas main, however there is a gas connection to the property which we are told could potentially be reconnected if desired. 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 Bath, Frome, Gillingham, 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.



