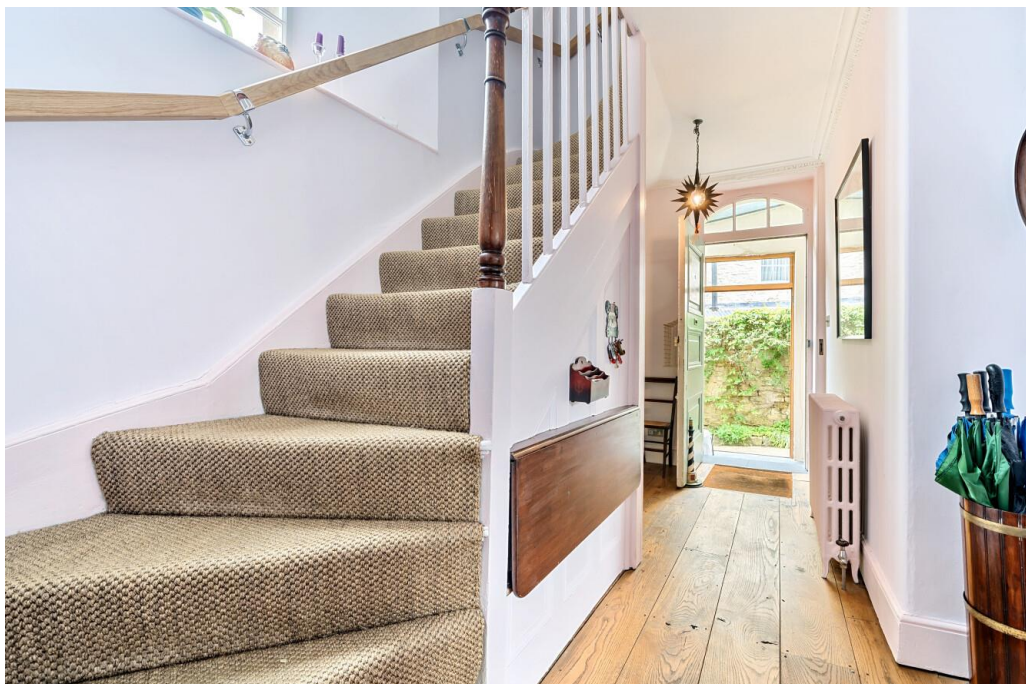


LODESTONE



Brunswick House, Frome





Brunswick House, Frome

BA11 2HE

Offers in excess of £850,000

4

Bedrooms

1

Bathrooms

3

Receptions

PROPERTY FEATURES

- Elegant period family home in central Frome
- Four double bedrooms plus dressing room
- Large kitchen/diner with Aga
- Off road parking
- Large garden
- Recent addition of a stylish greenhouse
- Walking distance to town
- Spacious terrace
- Grade II listed





Brunswick House is an elegant Grade II listed end of terrace property in the heart of Frome. Historically this home was once a school run by Christina Rossetti; the Pre-Raphaelite poet. This light and spacious home features well-proportioned rooms most with high ceilings it retains many period features and has been stylishly decorated throughout.

The accommodation is arranged over four floors. The front door opens into the ground floor hallway with a stunning drawing room spanning the width of the house with two large sash windows allowing plenty of light in. Also on this floor is a snug room/study with a wood burner. Stairs lead down to a wonderful kitchen/dining room with a separate area for the sink, cooker and worktops there is also an Gas Aga. There is also a downstairs loo.

A few stairs lead up from the kitchen into a delightful garden room with a large bi-fold window and double-glazed doors that lead to a terraced area with stone seating and built in garden lighting. This terrace leads onto a bigger paved area for outdoor dining.

On the first floor there is a large master bedroom that leads into a dressing room that could be converted back to a 5th bedroom or bathroom if required. On this floor there is also the large family bathroom with modern, but period style bath, sink and WC and large shower enclosure that has recently been updated. There is also a small utility room on this floor for washing machines.

On the second floor there are three good-sized double rooms and a WC.

Outside

The two terraced areas are close to the house, then the main garden, which is approx. 100ft long.





The garden has been beautifully landscaped and is a particularly good feature of the property with its areas of shrubs, lawn, mature trees an orchard and raised vegetable garden.

The current owners installed a wonderful new 6 x 4-meter Gabriel Ash Glasshouse 18 months ago providing a wonderful space for the keen gardener. There is also a useful little stone outbuilding that provides useful space for storing garden equipment, bicycles etc.

Situation

Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Brunswick House lies near the centre and within easy walking distance of a range of excellent independent shops, cafes, Pubs and restaurants. This historic Town is also popular for its artisan street markets and festival and cultural events. There is a sports centre, and a cinema. Babington House private members club which offers a wide range of leisure and recreational facilities is just 1.5miles.

Frome station is within walking distance, which offers high speed rail links to London Paddington and London Waterloo, whilst the A303 (M3) provides good road access to London and the wider motorway network, in addition to the A36, M4 and M5 all being within easy reach. Bruton 10 miles, Westbury 9 miles, Bath 13 miles, Bristol 24 miles (All distances are approximate).

Schools

Frome offers plenty of good state schools including the well-known Avanti School and there are several independent schools within an easy drive such as All Hallows.



Directions

Postcode: BA11 2HE

What.3.Words: ///copy.shades.boxing

Viewing by appointment only.



MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Somerset Council

Guide Price: Offers in excess of £850,000

Tenure: Freehold

PART B

Property Type: Terraced

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Yes

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: N/A

Rights and Easements: N/A

Flood Risk: None

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate:

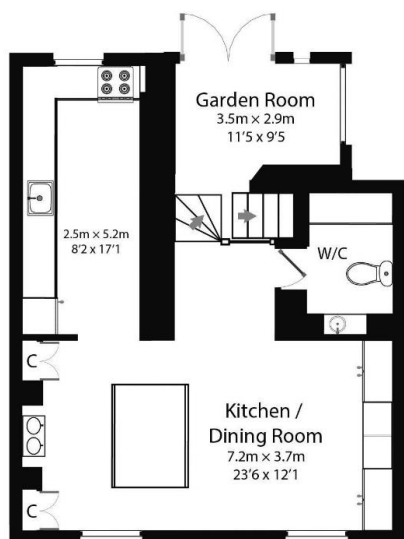
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

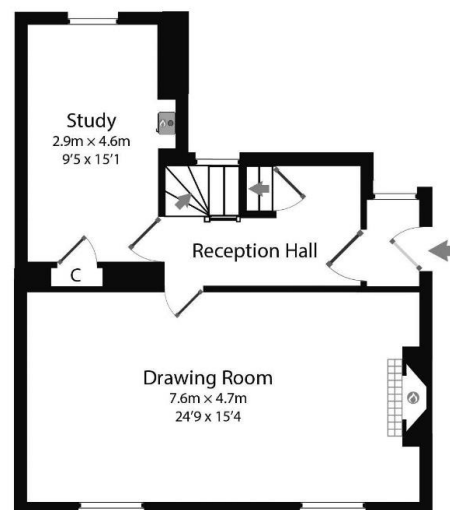


33 Fromefield, Frome

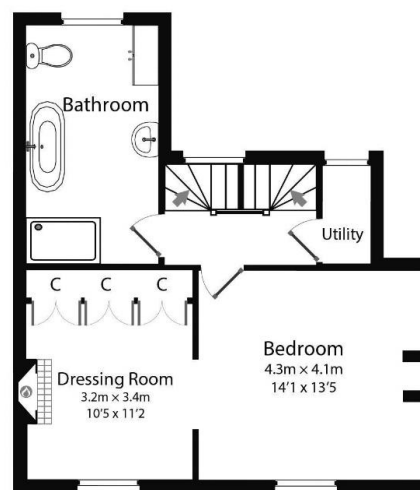
Basement



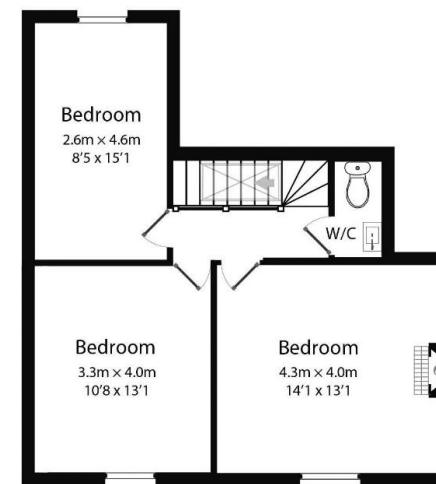
Ground Floor



First Floor



Second Floor



Approximate gross internal floor area - 213 m² / 2,293 ft²

Whilst every attempt has been made to ensure the accuracy of this floor plan, 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.

Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.



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