

# LODESTONE



*13 Somerset Road, Frome*









# 13 Somerset Road

BA11 1HB

Guide price: £ 1,150,000

6   
Bedrooms

2   
Bathrooms

2   
Receptions

## PROPERTY FEATURES

- Eco conscious living at its core
- 5 / 6 bedrooms
- 2 bathrooms
- Large open plan kitchen / living / dining space
- South facing terrace and large garden
- Separate holiday let / studio
- Off street parking for 3 vehicles with EV charging point
- Air source heat pump plus solar panels with battery
- Walking distance to Victoria Park, Tennis Club and Schools









Arguably one of the finest townhouses in Frome, 13 Somerset Road is a remarkable property combining conscious living with elegant simplicity creating a rather cool home. The ground floor of Number 13 has been thoughtfully reconfigured to create a stunning open plan living space. A small step leads to the kitchen and dining area, a warm and vibrant space with ample room for a large dining table, handcrafted wooden cabinetry and integrated appliances and a very handy pantry. Exposed joists, a characterful fireplace with a log burner, reclaimed timber shelving, and a striking mix of Indian limestone and oak flooring add layers of texture and warmth, while an abundance of windows and natural light connects this room beautifully with the greenery of the park and garden outside.



Adjacent to the kitchen is a utility room and loo with space for washer/dryer, boots and coats, additional storage and separate access to the garden.

On the first floor there are three generous double bedrooms, each bathed in natural light all with attractive outlooks. The vaulted ceiling of the dual-aspect principal bedroom enhances its sense of space, while an en-suite loo









adds to its privacy and convenience. The generous family bathroom, featuring a separate shower, enjoys a stunning garden view. A beautifully crafted reading nook sits at the heart of the landing, where floor-to-ceiling shelving, crafted from reclaimed timber, creates a restful pause in the flow of the home.

The top floor has two further double bedrooms and a smaller additional room which offers versatility as a single bedroom, bunk room, or home office. A second family bathroom on this floor ensures comfortable, accommodating and practical living.



Throughout the home, sustainable design is evident. The internal wall across the three floors has been painstakingly restored to reveal original Somerset stone and celebrates the home's heritage. Painted floorboards, characterful fireplaces, and thoughtfully reclaimed materials infuse warmth and authenticity. Heating is efficient via an air source heat pump and solar panels (with battery). This is eco-conscious living at its finest, combining period beauty with a future-focused approach, all within the thriving historic market town of Frome.









## Outside

The large south-facing garden serves as a captivating centrepiece of the property. Featuring a spacious terrace perfect for alfresco living, the garden is an enchanting blend of winding gravel pathways, mature trees, and shrubs, all interwoven with charming perennials. At its heart, a graceful willow dome stands proudly, offering a serene retreat for contemplation and meditation. The garden hosts four raised vegetable beds, a greenhouse, productive apple, pear, cherry, plum, grape and fig trees, an array of berries and a variety of herbs. A water butt provides water in the dry months along with a compost area, wood store and garden shed.

A log cabin / holiday let/studio, fondly known as “The Shack”, is discreetly tucked away within the garden. This timber-built, fully fitted space offers versatile accommodation, having planning permission for a holiday let (we are advised by the vendor it has good earning potential). Nestled beneath a liquid amber maple tree, the insulated timber building is a spacious area with ample room for a large bed, seating and dining area. With an ensuite bathroom, well equipped kitchen and private porch, ‘The Shack’ is a fully functioning intimate hideaway within the grounds of this gem of a period town house.









There is off street parking at front of house for one small car. With EV charge point. Private parking for 2-3 more cars in the garden.

### **Situation**

Frome is a thriving historic market town with many notable buildings and features the highest number of listed buildings in Somerset. 13 Somerset Road is across the road from Victoria Park, tennis club and is a short walk to the Ofsted awarded 'Outstanding' Avanti Park school. This historic Town is also popular for its artisan street markets, festival and a host of 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 1.5 miles. Frome station 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, Downside and Kings Bruton.

### **Directions**

Post code: BA11 1HB

What.3.Words: [///slimy.policy.wink](http://slimy.policy.wink)

**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 Tax Band: C

Guide Price: £ 1,150,000

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: Air Source heat pump

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: Multiple

### PART C

Building Safety:

Restrictions: N/A

Rights and Easements: N/A

Flood Risk: Very low

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: B

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.

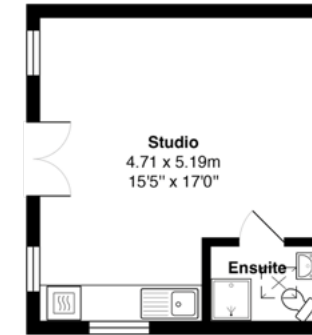
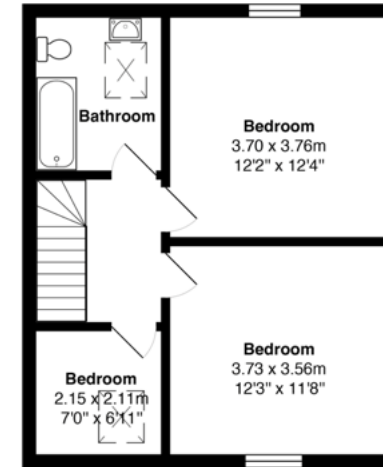
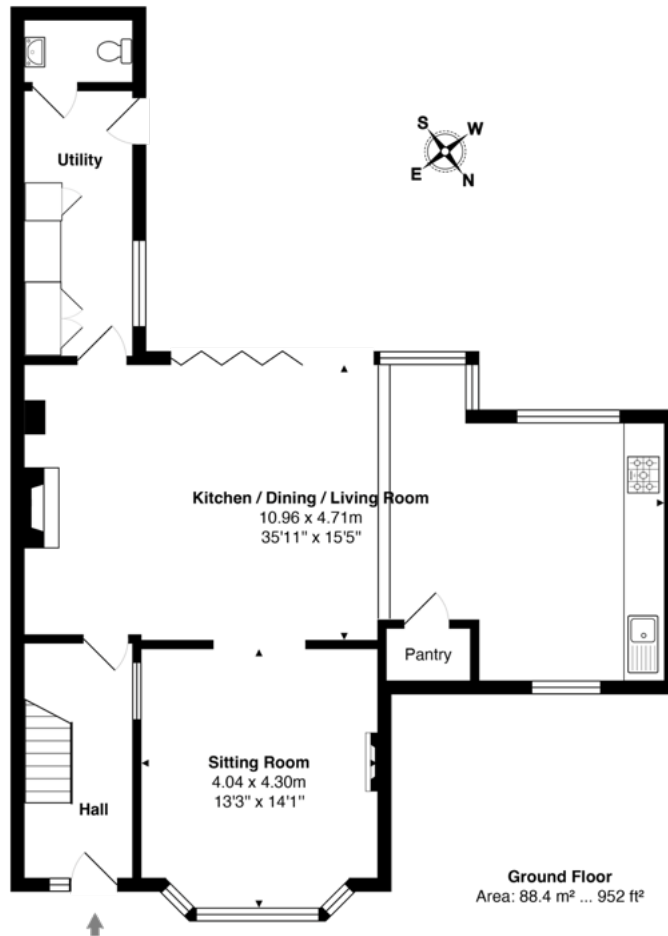




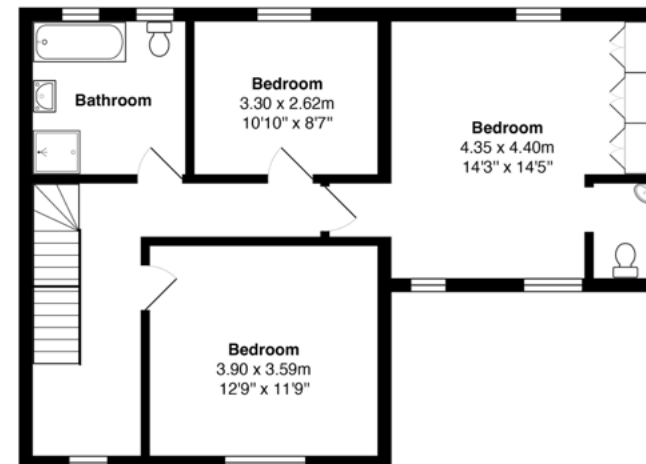


# 13 Somerset Road, Frome

Approximate gross internal floor area of main building - 198.2 m<sup>2</sup> / 2,134 ft<sup>2</sup>



Area: 24.4 m<sup>2</sup> ... 263 ft<sup>2</sup>



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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