

LODESTONE



46 Weymouth Road, Frome





46 Weymouth Road, Frome

BA11 1HH

£925,000

4 
Bedrooms

2 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- Victorian mid-terrace
- Beautiful 4 bed family home in the heart of Frome
- Open plan living
- Pretty and private garden
- Garden studio with separate access to rear lane
- Across from Victoria Park and within Avanti Park School catchment





Gracing one of Frome's most coveted addresses and directly opposite Victoria Park, this Victorian mid-terrace home combines refined period detailing with considered modern design. With the independent shops and cafés on nearby Catherine Hill and Avanti Park School just moments away, the location is as practical as it is picturesque.

Finished beautifully to showcase its Victorian heritage whilst providing a modern twist, seamlessly integrating contemporary style.

The ground floor flows freely from the sitting area through to the recent kitchen and dining extension and further onto the terrace and gardens. Original Victorian fireplace and floorboards underneath transition beautifully to the shaker style kitchen and dining area. A Smeg six ring range cooker ensure one's culinary requirements are well taken care of. A wood panelled wall reveals a hidden pantry and integrated fridge / freezer. A large sky light coupled with a rear wall of glass bi-folding doors provide an abundance of natural light and dissolve the boundary between inside and out.

A stylish cloakroom, also serving as a wet room, completes the ground floor.







Stairs rise to the bedrooms and bathrooms which are arranged across two upper levels. The bedrooms are all beautifully appointed with large double glazed sash windows, original Victorian fireplaces, cornicing and alcoves providing added character and very attractive outlooks of either Victoria Park or the rear garden.

Two beautifully appointed bathrooms (one per floor) provide both a walk-in shower and separate bath, offering flexibility and luxury. All in all, offering very comfortable family living.

Further living space is provided in the lower ground floor where the recently converted basement houses two versatile rooms. Perfect as a cinema room, home office, playroom, guest accommodation or even a teenager's retreat, this offers exceptional additional square footage.

Outside

From the kitchen dining space, a terrace flows to the garden, bordered by raised beds offering a perfect spot for al fresco dining. A curly willow tree, apple trees and further garden beds coupled with healthy lawn, present a very pretty and private garden, generously sized for such a central location.





At the end of the garden, discreetly positioned, is a fully insulated Green Retreats Studio offering a perfect working from home environment. A rear gate provides separate access from the lane, and a surrounding patio creates a quiet spot to enjoy the evening sun.

To the front of the property is a small lawned garden with mature plantings and a wisteria-draped entrance setting an elegant tone.

Situation

Frome is a thriving historic market town with many notable buildings and features the highest number of listed buildings in Somerset. 46 Weymouth Road is directly across the road from Victoria Park and is a short walk to the Ofsted awarded 'Outstanding' Avanti Park school.

The famous Catherine Hill, with its cobbled streets and independent shops and cafés is just a few minutes walk away. At the bottom of Weymouth Road is a French Bistro, wine bar with live music, supermarket and a great pub with a large beer garden specialising in American-style burgers.

This trendy historic town is also popular for its artisan street markets, festival and a host of cultural events.





There is a sports centre, restaurants, live music venues and a cinema, all within walking distance from the house. Babington House private members club, which offers a wide range of leisure and recreational facilities, is just 1.5 miles.

Longleat Safari Park, The Newt, Stourhead Gardens and Hauser & Wirth art gallery are all within 20-30 minutes drive from the house.

Transport

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 Park School and there are several independent schools within an easy drive such as All Hallows, Downside and Kings Bruton.



Directions

Postcode: BA11 1HH

What.3.Words: ///guises.rise.maple

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: D

Guide Price: £925,000

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: On street

PART C

Building Safety: N/A

Restrictions: N/A

Rights and Easements: N/A

Flood Risk: Very low from Rivers/Sea and Surface

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: C

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.

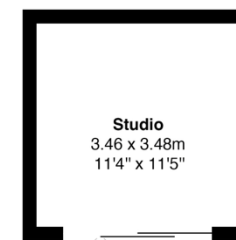
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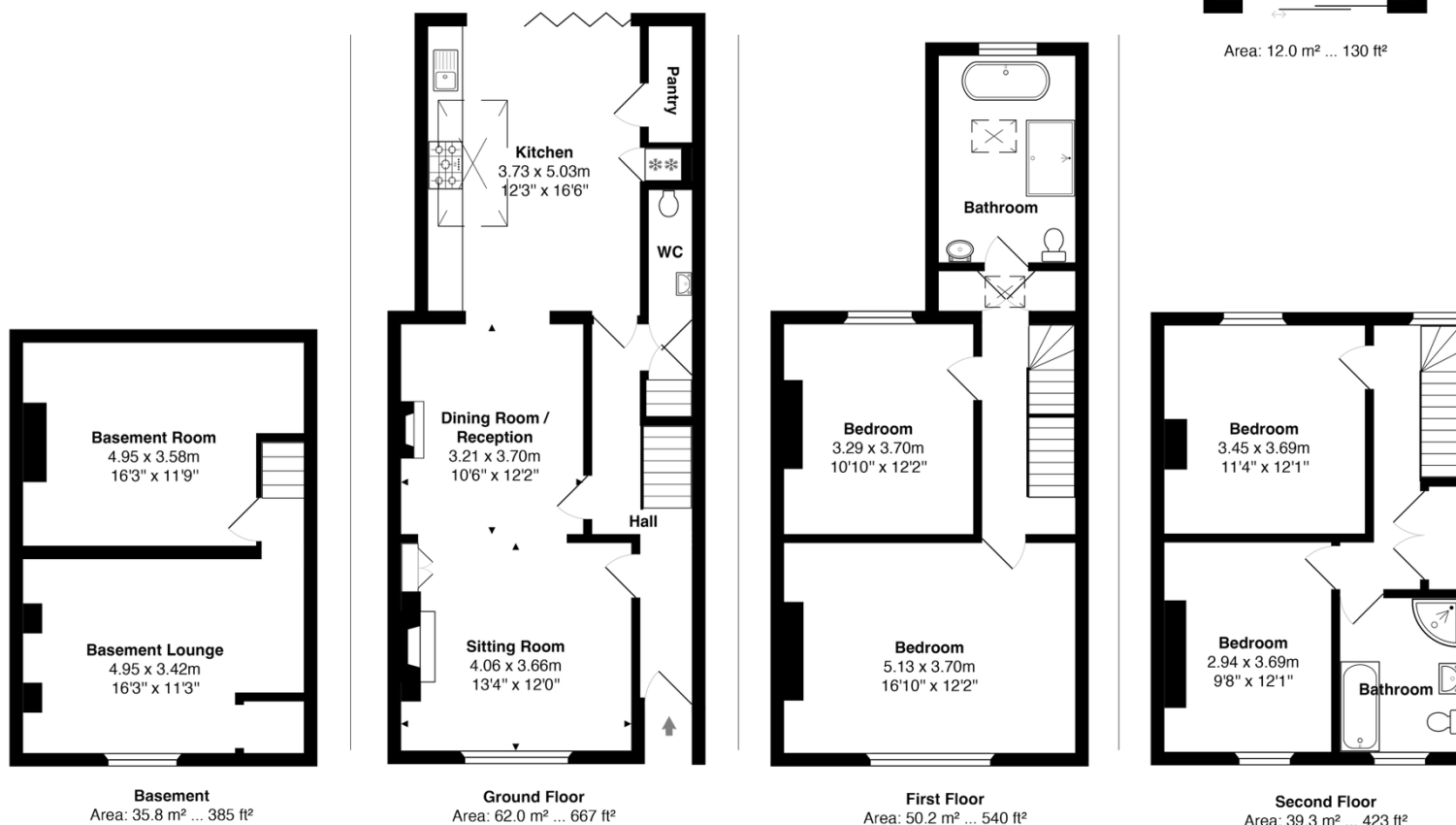
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Approximate gross internal floor area of main building - 187.3 m² / 2,015 ft²



Area: 12.0 m² ... 130 ft²



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