

Nyumba, Frome, Somerset

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# A cool contemporary detached four bedroom home, positioned in a quiet residential road on the edge of the highly desirable market town of Frome.

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## Accommodation

**Ground floor** Entrance hall | Living room | Double bedroom 4/study with en suite shower room | Mezzanine gallery | Cloakroom

**Lower ground floor** Open plan kitchen/dining/family room | Utility room | Cloakroom  
Plant room

**First floor** Principal bedroom suite with shower room, dressing room and terrace  
Double bedroom en suite bathroom | Double bedroom en suite shower room

**Outside** Entertaining terrace | Lawns | Summerhouse & store | Single garage | Parking

In all approximately 0.21 of an acre

## Distances

Frome town centre 0.6 mile, Babington House 6.5 miles, Bruton 11.5 miles, Bath 14 miles  
(All distances are approximate).

## Situation

The property is within easy walking distance of Frome's historic centre, which is renowned for its atmospheric streets, quirky independent shops, cafés, galleries, and performing arts. Regularly featured in 'Best Place To...' lists, Frome is now famous for its independent town council, its innovative health care approaches, the monthly Independent Market, vibrant community action, and the surprise performances of international stars at the Cheese & Grain.

Babington House, the private members' club, with its swimming pools, tennis courts, gym, bars and restaurant is only a short drive away; and the Hauser & Wirth Gallery in Bruton and The Newt are also both within easy reach.





Connections in the area are excellent with the A37 and A303 (M3) not far away, providing access to the wider motorway network. Frome, Westbury and Warminster stations all provide regular rail services to London Paddington and London Waterloo.

## The House

This ultra-modern and energy efficient home was one of three that were exclusively built in 2018. Visually the property is striking with its silver cedar cladding and glass elevations, with fabulous modern family living space which is arranged over three floors and presented to an exceptionally high standard throughout.

You enter the property on the ground floor, into the entrance hall which opens out into a light and airy mezzanine gallery - a perfect reading spot! From here you have the living room, a double bedroom with en suite shower room (which is currently used as a study) and a cloakroom.

On the lower ground floor is an amazing open plan kitchen/dining/family room with full height sliding glass doors that lead out to the entertaining terrace and gardens. There is also a utility room, cloakroom and plant room on this floor.

On the first floor is the principal bedroom suite, with shower room, dressing room and access out to the terrace. From here are two double bedrooms, one with a bathroom and the other with a shower room. There is also access to the terrace from the landing.





## Outside

The property is approached through a gate onto a private driveway where there is parking for a few vehicles in addition to the single garage.

The gardens comprise a large entertaining terrace which is accessed from the lower ground floor and wraps around two sides of the house, and two tiered lawns with gravel paths and planted borders.

There is also a great summerhouse which offers a versatile space for a gym, home office or studio; with an attached store room.

## Directions (BAII 2FF)

From Frome town centre head out on Bath Street/B3090 and then turn right onto Berkley Road. Turn right onto Rodden Road, and then turn right again onto The Cedars. Nyumba (1A The Cedars) will be found on your left hand side.

## Property information

**What Three Words:** //easy.finely.bricks

**Services:** We are advised that there is mains water, electricity and drainage. Gas fired central heating.

**Agents Note:** The property benefits from an NHBC warranty with 4 years remaining.

**EPC:** A

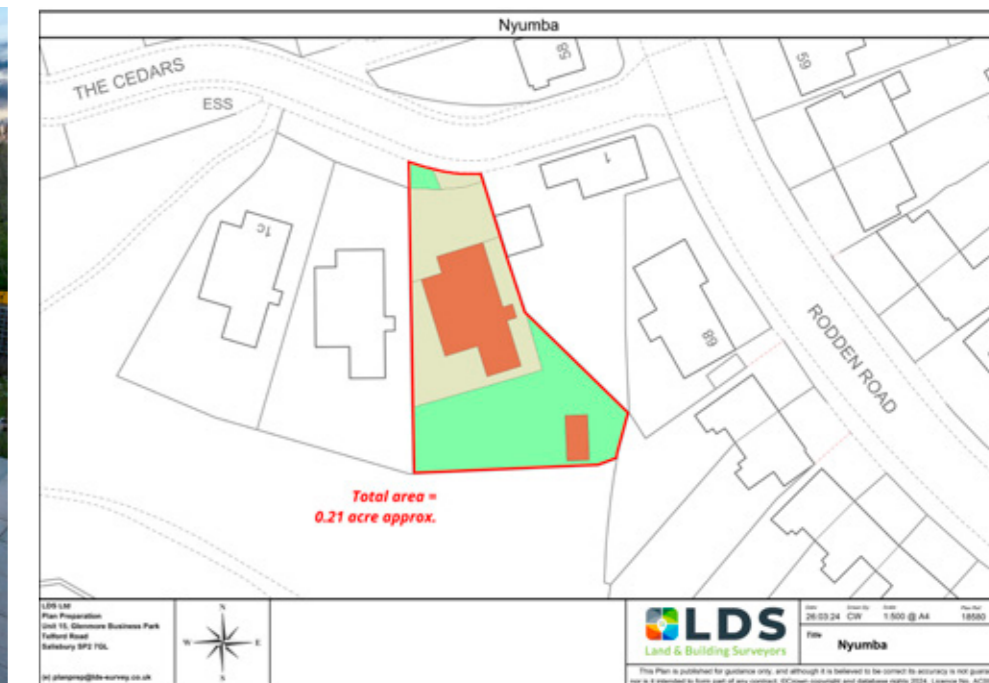
**Method of Sale:** We are advised that the property is Freehold.

**Offers in excess of:** £1,250,000

**Local Authority:** Mendip District Council – [somerset.gov.uk](http://somerset.gov.uk)

**Council Tax:** Band G

**Viewing:** Strictly by prior appointment with the agent.





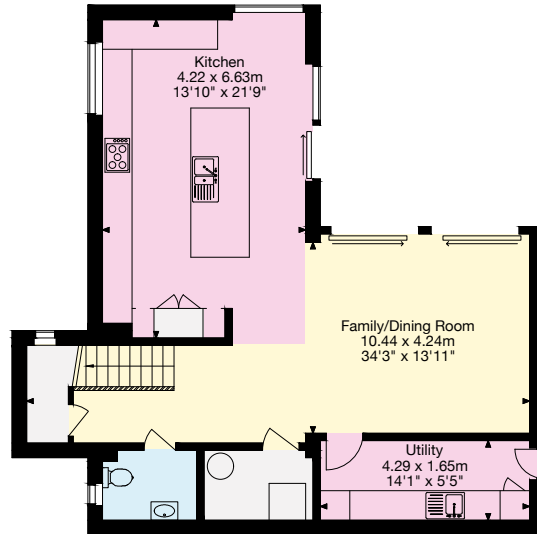
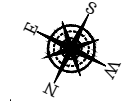
Main House = 256 sq m / 2,756 sq ft

Garage = 19 sq m / 211 sq ft

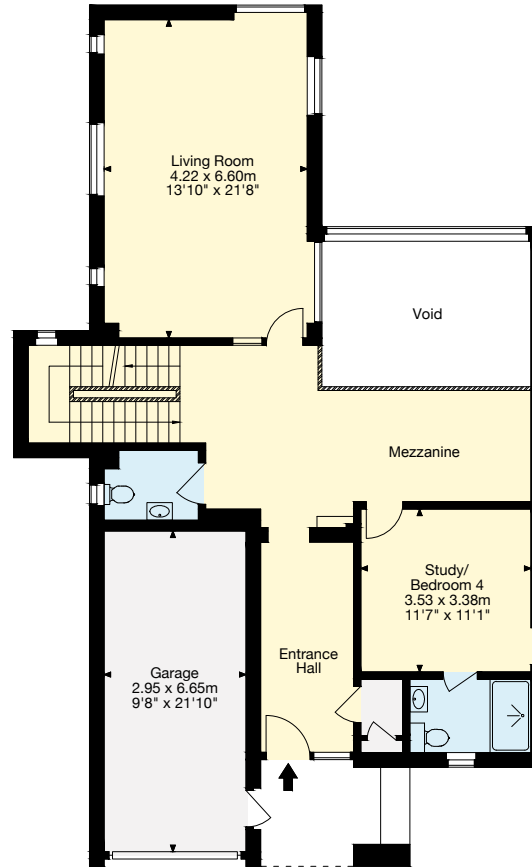
Outbuilding = 17 sq m / 184 sq ft

Total Area = 292 sq m / 3,151 sq ft

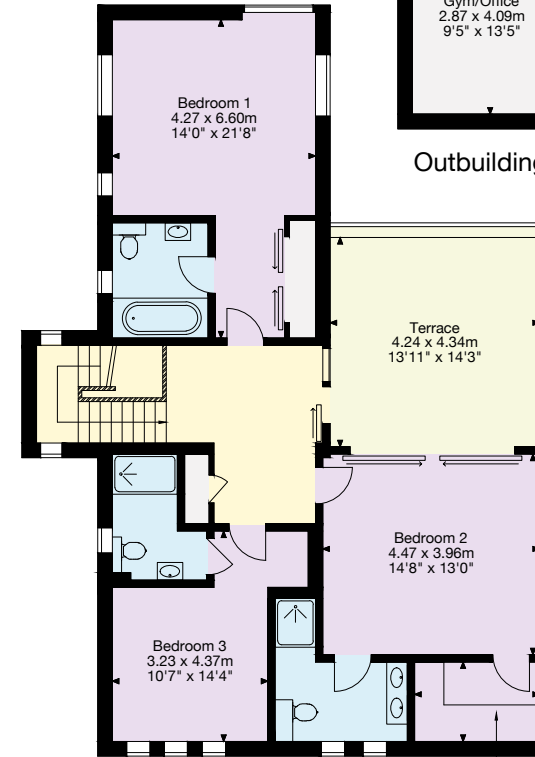
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



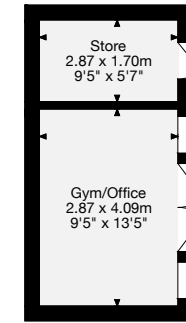
Lower Ground Floor



Ground Floor



First Floor



Outbuilding

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [April 2024]. Photographs and videos dated [April 2024].

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