



Morton House

Frome, Somerset



An attractive Grade II listed six-bedroom detached family home, in the popular market town of Frome.

Frome town centre 0.5 mile, Babington House 6.5 miles, Bruton 10 miles, Bath 14.5 miles (all distances are approximate)



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Summary of accommodation

The House

Ground Floor: Porch | Entrance hall | Living room | Office | Kitchen | Garden/dining room | Laundry room
Studio/play room | Double bedroom en suite shower room

First Floor: Principal bedroom with en suite bathroom | 4 double bedrooms | Family bathroom

Outside

Walled garden | Workshop/integral garage | Garden store

In all approximately 0.31 acres.



Situation

(Distances and times are approximate)

Morton House is in easy walking distance of Frome's historic centre, a bustling town filled with character, which is renowned for its atmospheric streets, quirky independent shops, cafés, galleries, and performing arts. Regularly featured in 'Best Place To...' lists, there is the monthly Independent Market, and The Frome Festival is also a draw with its packed programme of art, music, history and nature, alongside the family-run cinema, The Black Swan Arts Centre and the surprise performances of international stars at the Cheese & Grain.

Babington House is only a short drive away; and the Hauser & Wirth Gallery in Bruton and The Newt are also both within easy reach.



There is an excellent selection of schools in the area, such as Avanti Park school, and an array of private schools further afield, including All Hallows, Wells Cathedral School, Millfield and those in Bath.



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

Morton House dates back to circa 1840 and offers the perfect fusion of beautiful Victorian architecture with up to date modern family living space.

The property offers spacious and versatile accommodation arranged over two floors, which is well presented and in very good order throughout.

From the attractive cast iron Singer porch, you enter the light and bright entrance hall with a Poole Pottery tiled floor. The living room with woodburner is to your right and the dual aspect office is to the left. The kitchen is at the heart of the house, fitted in 2020 it comprises sleek modern base units, and space for a table and chairs at one end. A door from here leads into the garden/dining room, which is a great space for entertaining, and features French doors out to the terrace.

Continuing through the house, you have the laundry room, and an inner hallway which leads through to the studio/playroom, a double bedroom with en suite bathroom. Independent access can be reinstated to this area of the house so it would make a great annexe which could be let out, or for multi-generation living.

On the first floor is the dual-aspect principal bedroom which is an impressive space with a bank of fitted wardrobes and an en suite bathroom with a roll-top bath and separate walk-in shower. There are four further double bedrooms and a beautifully finished family bathroom also with a roll top bath and a walk-in shower. There is a large attic.

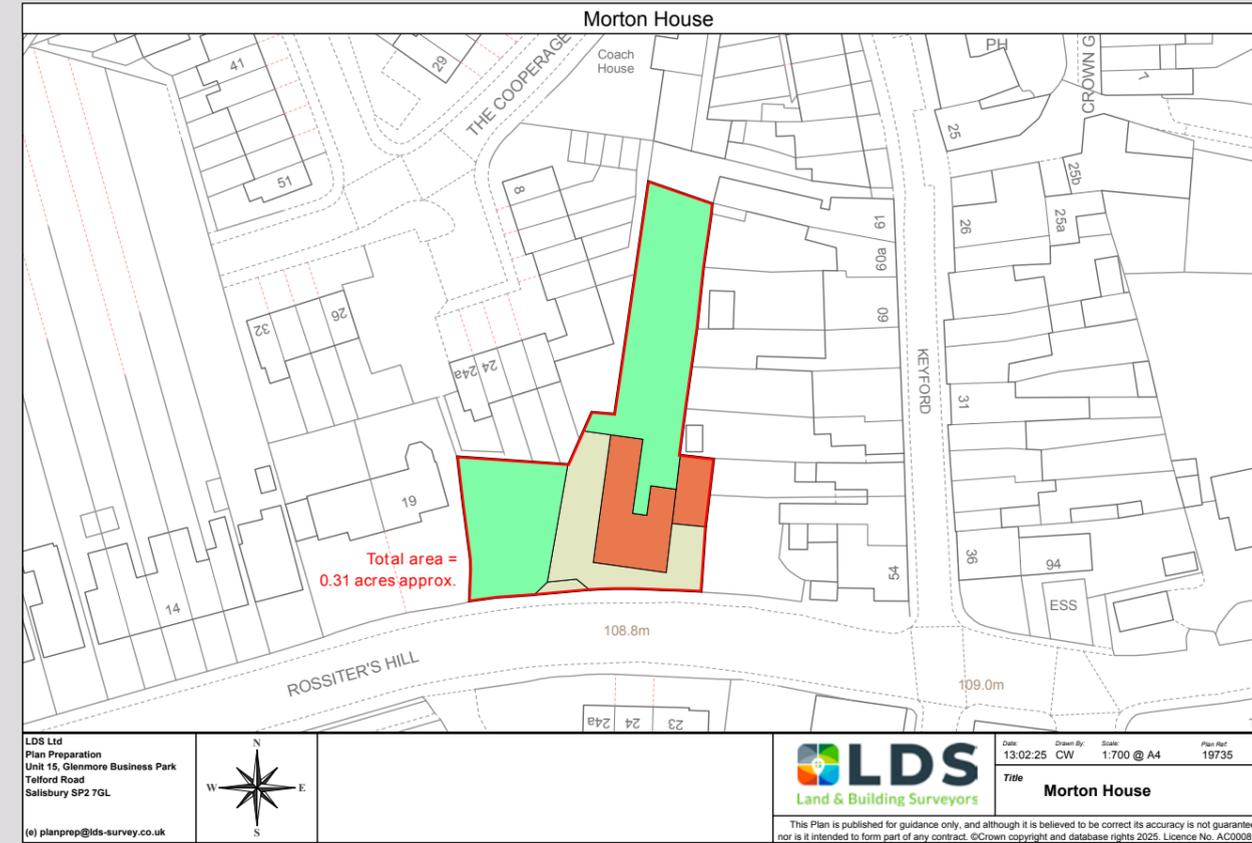


Outside

The property is approached onto a private driveway providing plentiful parking, surrounded by palms, bamboo and beech hedging, and an Ash tree at the centre. There is a second driveway to the right of the property which allows for additional parking in addition to the large garage and workshop. Attached to this is a garden store with power and light connected.

Double wooden gates provide access to a utility area, and then into the beautiful level walled gardens at the rear of the property which have been carefully landscaped to create different 'rooms'.

There is a slate entertaining terrace, a paved terrace with a vine covered pergola, level lawn with curved borders featuring a plethora of plants and mature trees, and a gravel seating area with raised beds.



Property Information

Directions (BA11 4AL): From Frome town centre head out on Bath Street/B3090 and at the roundabout, take the 1st exit onto Wesley Slope/A362. Turn left onto Keyford/B3092 continue on to the traffic lights and then turn right. You will find Morton House on your right hand side.

What3Words: ///yoga.star.chart

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

Services: We are advised mains electricity, water and drainage are connected. Gas fired central heating. High speed fibre broadband.

Local Authority: Somerset Council - www.somerset.gov.uk

Council Tax: Band E

Guide Price: £1,250,000

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area

179 sq m / 3,006 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.



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I would be delighted to tell you more

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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 2025. Photographs and videos dated May 2025.

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