



Highcroft Farmhouse West Woodlands, Frome BA11 5EQ

allen & harris

welcome to

Highcroft Farmhouse West Woodlands, Frome

A Grade II listed former farmhouse dating back to circa 1750 and offering enormous and exciting potential. The property is located in West Woodlands and has six bedrooms, several outbuildings, gardens and a paddock.





Ground Floor



First Floor

Porch

Hallway

Living Room

16' 3" x 15' 1" (4.95m x 4.60m)

Dining Room

16' 4" x 15' 9" (4.98m x 4.80m)

Shower Room

Drawing Room

24' 5" x 15' 1" (7.44m x 4.60m)

Study/Play Room

Kitchen

18' 9" x 15' 3" (5.71m x 4.65m)

Utility

19' 2" x 7' 3" (5.84m x 2.21m)

Boot Room

10' x 9' 4" (3.05m x 2.84m)

Workshop

31' 2" x 14' 6" (9.50m x 4.42m)

First Floor Landing

Bedroom One

18' 10" x 15' (5.74m x 4.57m)

Bedroom Two

14' 11" x 8' (4.55m x 2.44m)

Bedroom Three

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Highcroft Farmhouse West Woodlands, Frome

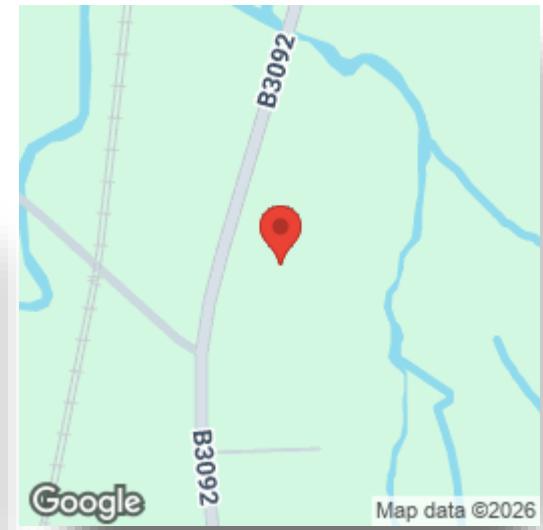
- Six Bedroom Detached Farmhouse
- Grade II Listed
- In all approximately 2 Acres
- Separate Paddock
- Several Outbuildings ** Possible Development Potential

Tenure: Freehold EPC Rating: E

Council Tax Band: G

guide price

£800 000



view this property online allenandharris.co.uk/Property/FRO111266

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
FRO111266 - 0005



01373 462999



Frome@allenandharris.co.uk



9 The Bridge, FROME, Somerset, BA11 1AR



allenandharris.co.uk