

# REAR ELEVATION

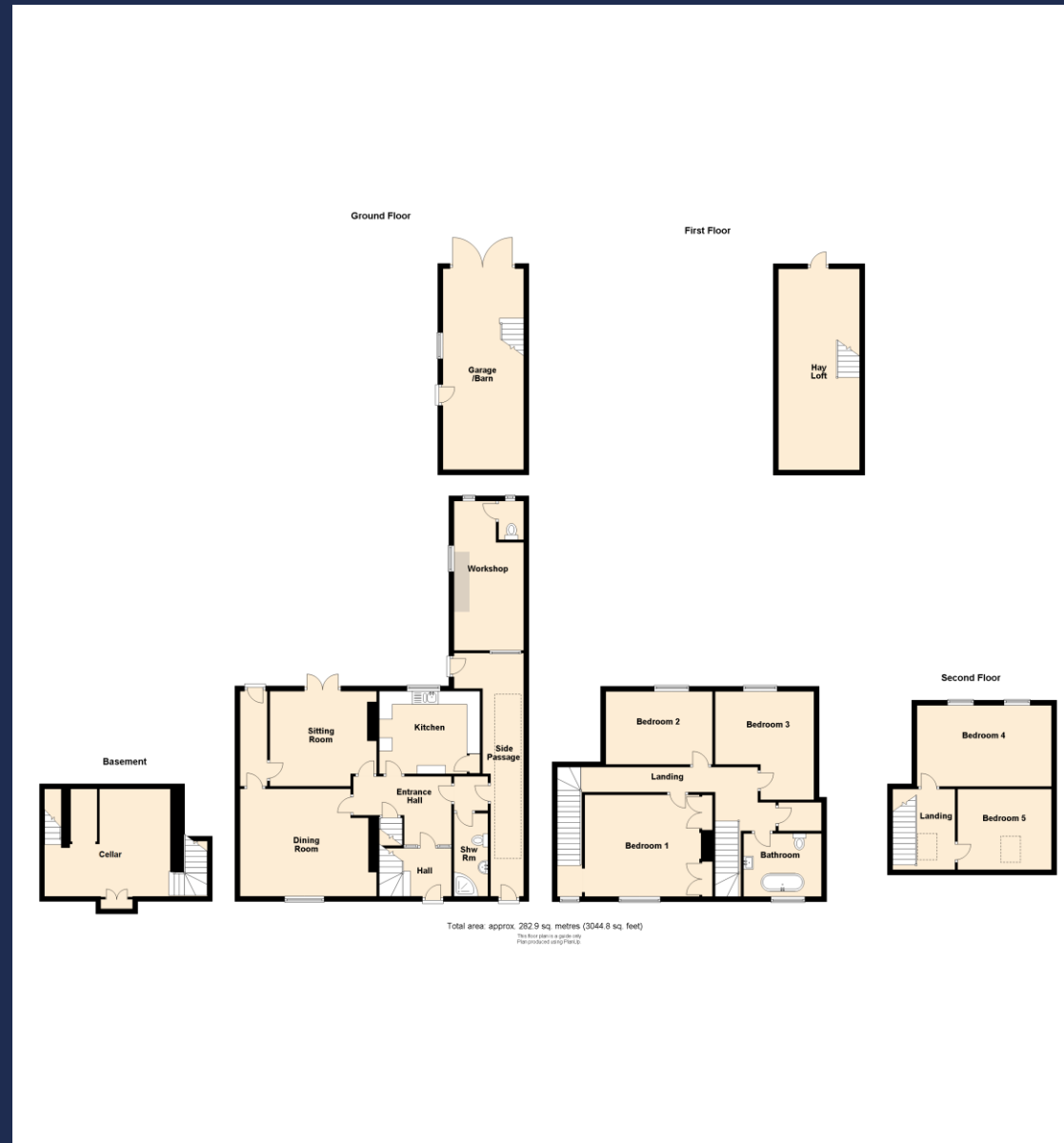




# Apothecary House 31 The Butts Frome BA11 4AB

**Guide Price: £695,000**

A truly magnificent Grade II Listed home which retains many historic and charming features. The property has accommodation covering four levels with an additional two storey detached barn/garage. The accommodation includes up to five bedrooms, sitting & dining rooms, cellar, shower room, potting shed /workshop & a garden that is in excess of 100'. A truly individual home with scope to extend, convert or just enjoy as it is...



## Residential Sales

*Knowledge and service is key; this coupled with confidence and motivation make this department a formidable force, with local knowledge comes the confidence to be able to offer the service you expect. Knowing the value of your home is very difficult to predict; using our experience and in-trade tools available to us will give you the best chance of achieving the greatest price from the most suitable buyer in a time frame that works with you.*

## Residential Lettings

*Looking after your investment is our main objective, finding quality tenants and maintaining the property to a high standard makes for a 'Happy Tenancy', our no hidden extras fee structure is highly competitive (if not cheaper) than most agents.*

## Commercial Sales and Leasing

*Having been one of the main local commercial agents in the town; over the past decade; we have able to assist in modelling the centre by grouping like minded shops enabling them to support each other. In addition we have let numerous industrial units and office complexes in the Commerce Park, Marston and Wallbridge trading estates to both small and large organisations. We believe being passionate about Frome enables us to convince companies relocating or expanding to the area.*



- Magnificent Grade II Listed Home
- Five Double Bedrooms
- Sitting and Dining Rooms
- Cellar Room
- Kitchen/Breakfast Room
- Ground Floor Shower Room
- Potting Shed/Workshop
- Detached Two Storey Barn/Garage
- Large Rear Garden
- Many Outstanding Period Features

- Sitting Room 13' 1" (3.99m) x 11' 11" (3.63m)
- Dining Room 17' 2" (5.23m) x 13' 6" (4.11m)
- Kitchen Breakfast Room 12' 8" (3.86m) x 10' 3" (3.12m)
- Cellar Room 12' 0" (3.66m) x 21' 5" (6.53m) (max)
- Shower Room 9' 6" (2.9m) x 4' 10" (1.47m)
- Bedroom One 13' 6" (4.11m) x 12' 11" (3.94m)
- Bedroom Two 12' 9" (3.89m) x 9' 4" (2.84m)
- Bedroom Three 12' 5" (3.78m) x 12' 9" (3.89m)
- Bathroom 9' 3" (2.82m) x 7' 11" (2.41m)
- Bedroom Four 16' 11" (5.16m) x 10' 2" (3.1m)
- Bedroom Five 11' 1" (3.38m) x 10' 1" (3.07m)

- Potting Shed /Workshop 18' 3" (5.56m) x 8' 4" (2.54m)
- Garage /Barn 25' 3" (7.7m) x 10' 1" (3.07m)
- Hay Loft 25' 0" (7.62m) x 10' 1" (3.07m)





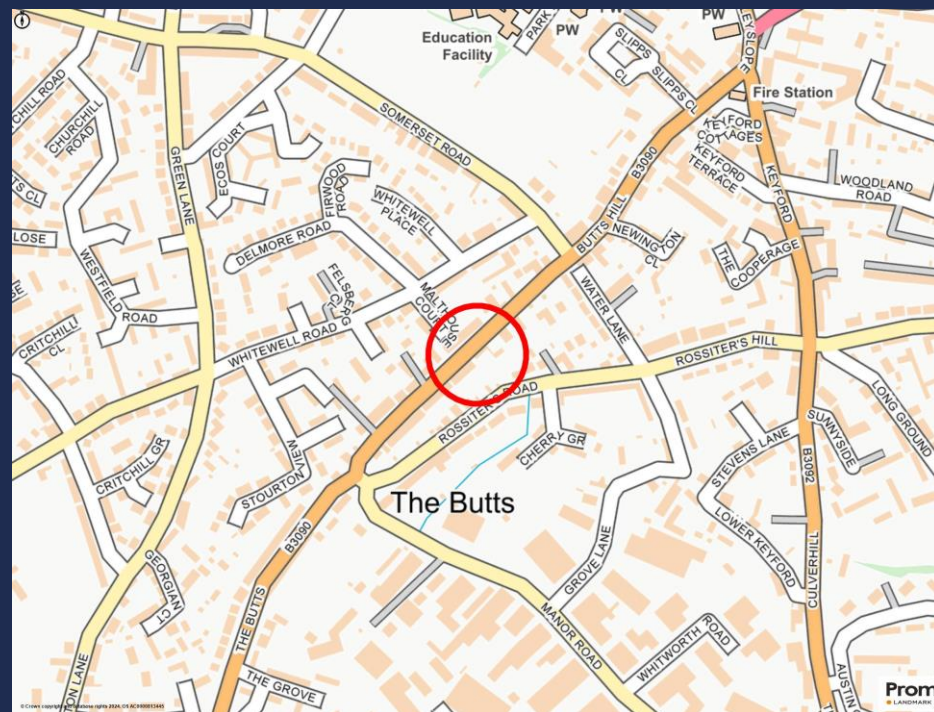
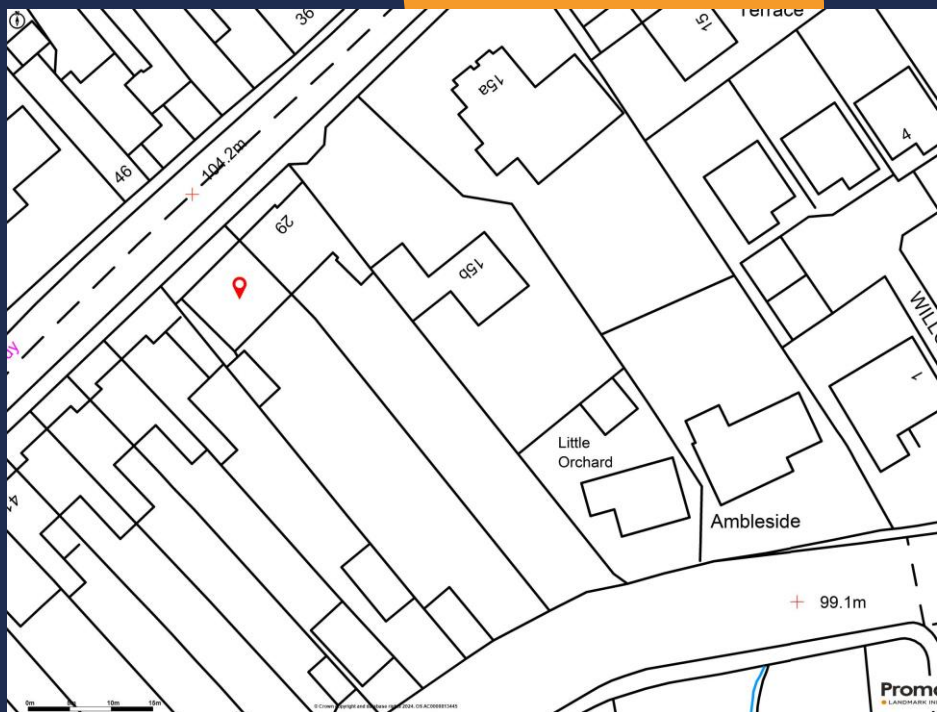
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

## Apothecary House 31 The Butts Frome BA11 4AB

Tenure is Freehold (subject to a Flying Freehold)

All Mains Services are Connected

The Council Tax is Band D and is charged at £2553.69 for 2025/26



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

24 Bath Street, Frome, Somerset, BA11 1DJ

T 01373 454 335

E [info@rogersandcompany.co.uk](mailto:info@rogersandcompany.co.uk)

[rogersandcompany.co.uk](http://rogersandcompany.co.uk)

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