

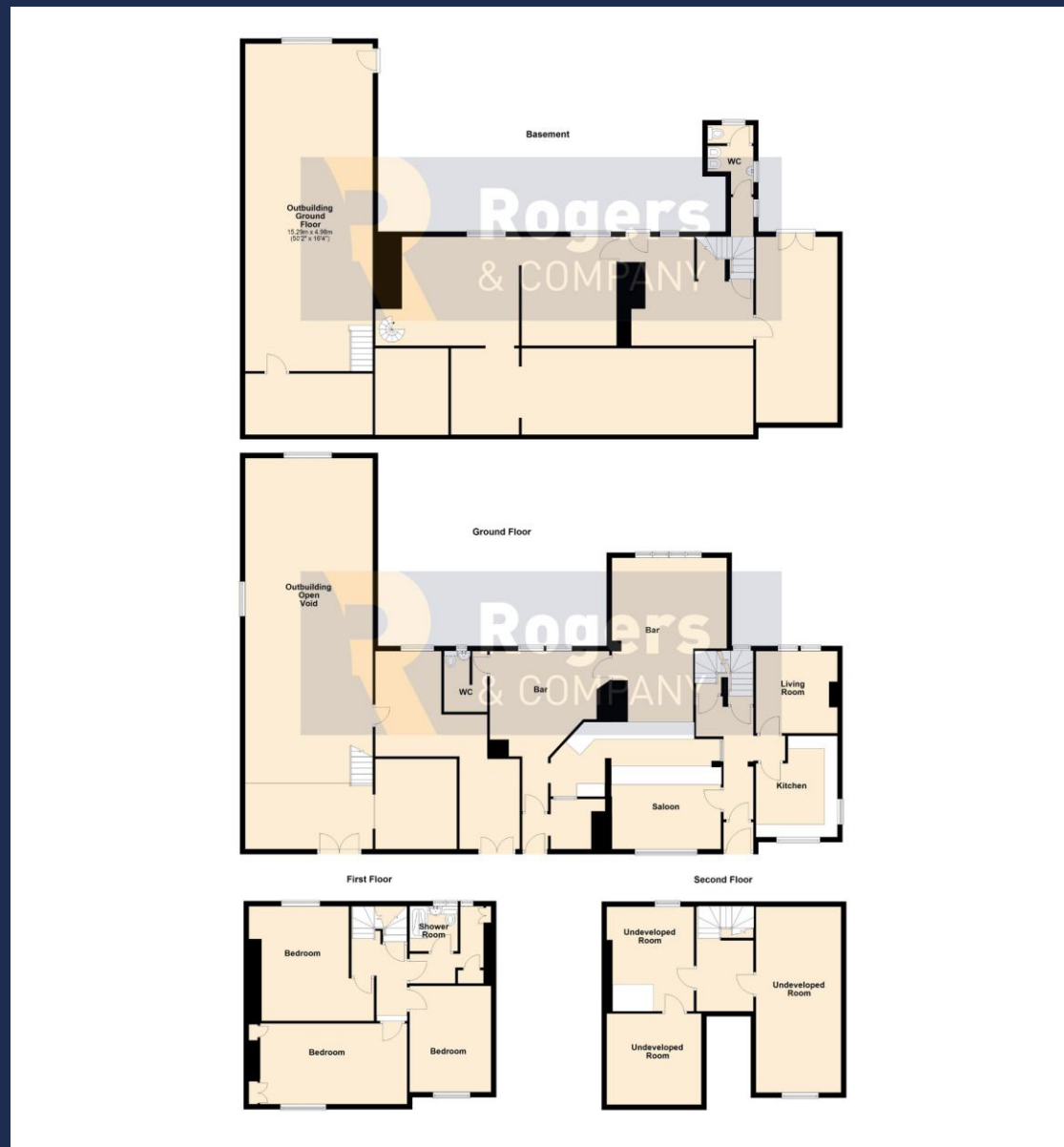


The Lamb & Fountain
57 Castle Street
Frome
BA11 3BW

Guide Price £650,000

A true piece of Frome's history. Dating back to the late 17th century, this Grade II listed public house has been run by the same family for over 50 years. With so much more than you would ever see from obtaining liquid refreshment, there is over 5,500 sqft of pub, storage areas, living accommodation, undeveloped cellars and a stunning partially developed outbuilding with an 800 sqft footprint. There is plenty of garden at the rear, most of it laid to veg with a basic beer garden. Not for the faint of heart and not to be used as a tourist attraction. Our client is keen for us to verify any potentially interested party before a viewing can take place.

Call us for more details.



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.



- Over 5500 Sqft Grade II Listed Public House
- Sold As A Going Concern Due to Retirement
- Freehold Investment Potential
- Undeveloped Cellars Rooms & Three Roomed Loft
- Versatile Split-Level Accommodation
- Three Public Rooms With Two Further Residential Rooms
- Numerous Storage Rooms, WC Facilities
- Large 50' Outbuilding With 22' Vaulted Ceiling, Renovated With Insulated Roof
- Beer Garden With Hard Standing, Vegetable Garden
- Huge Potential

- Main Bar 11.7m x 4.47m (38'8 x 14'8)
- Secondary Bar Area 4.8m x 4.16m (15'9 x 15'4)
- Living Room 3.37m x 3.27m (11'1 x 10'9)
- Kitchen 3.68m x 2.51m (12'1 x 8'3)
- Additional Room 3.36m x 3.86m (14'4 x 12'8)
- Outbuilding (Part Reno) 15.29m x 4.97m (50'2 x 16'4 (22' high)
- Vaulted Basement Room 12.67m x 3.37m (41' x 11'1)
- Beer Cellar 7.26m x 3.17m (23'10 x 10'5)
- Bedroom 4.92m x 3.15m (16'2 x 10'4)
- Bedroom 4.42m x 3.7m (14'6 x 12'2)
- Bedroom 3.81m x 3.25m (12'6' x 10'8)



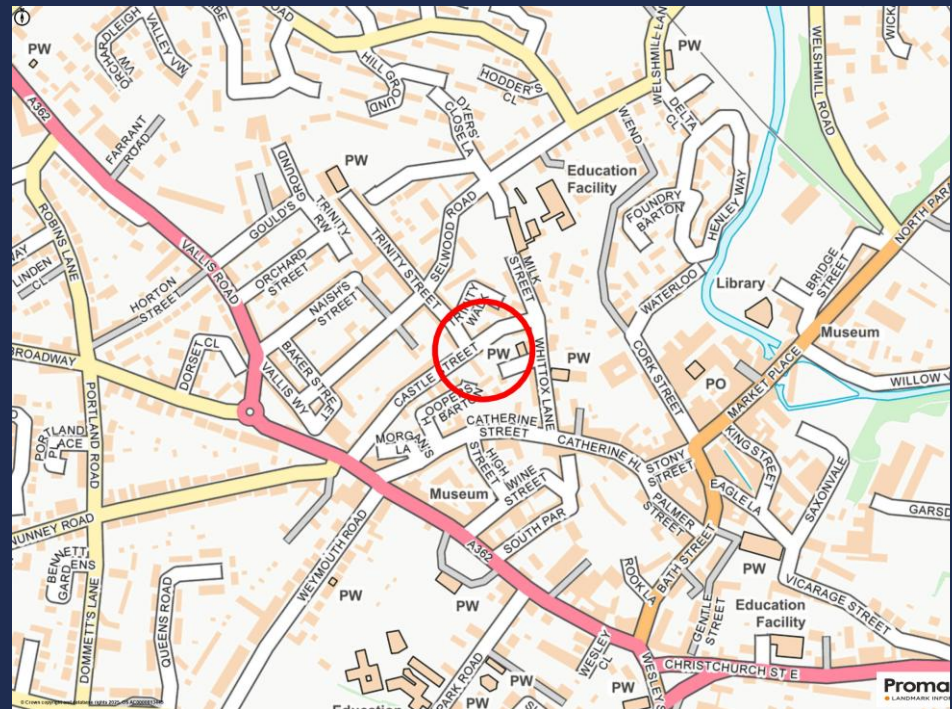
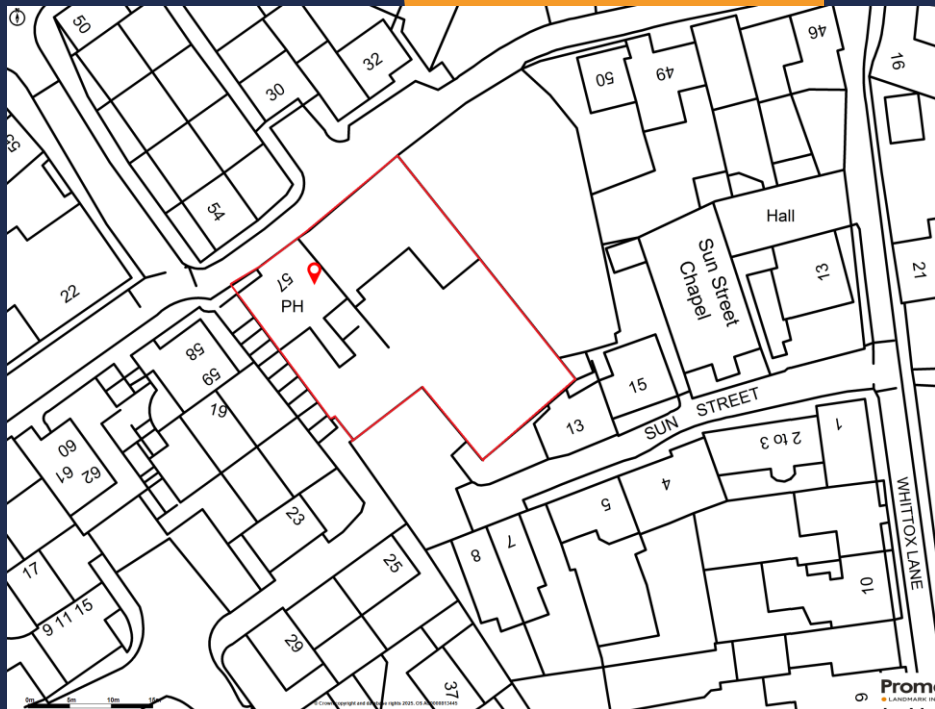


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The Tenure Is Freehold, Grade II Listed

All Mains Services Connected

Ratable Value April 2023 to present £7,100.00



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.

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