



hunter  
french



# 2 Castle Street, Frome BA11 3BN

A charming double fronted grade II listed cottage, located within walking distance of the town centre and the surrounding countryside.

The property has many period features and has been beautifully presented by the current owners throughout, cleverly mixing traditional character with a modern twist. The front entrance leads into a wonderful open plan kitchen dining space, perfect for a family and for entertaining. The kitchen has fitted contemporary wall and base cupboards with granite worktops, a dishwasher and Range-master cooker.

There is the most lovely original range fireplace, which is a stunning feature and super cosy when lit. There are sash windows with bespoke wooden shutters and window seats beneath, flagstones, quarry tiles and an exposed stone brickwork wall. From the rear hallway there is a very stylish W/C with shower. Beyond is the living room which overlooks the garden and has french doors and a wood burning stove, within an inglenook fireplace. There is a laundry room with space for a washing machine and a stable door to the garden.

Upstairs there is a recently fitted bathroom with twin marble basins, a large landing and three double bedrooms. There are wooden floors and reclaimed doors, exposed beams and a feature fireplace.

Externally to the rear, there is a beautiful walled garden with a hornbeam arch, a flowering cherry, climbing roses in abundance as well as many perennial plants including snowdrops and hellebores. Close by there are local shops, restaurants and a cocktail bar.

Frome is a historic market town, just under 13 miles from Bath and surrounded by beautiful countryside. The town has many amenities, including good schools, two theatres, a cinema and a station with rail links to Bath, Bristol and London Paddington.

Council Tax Band- C, Grade II Listed, Services - Mains electricity, Mains gas, Mains water, Mains drainage

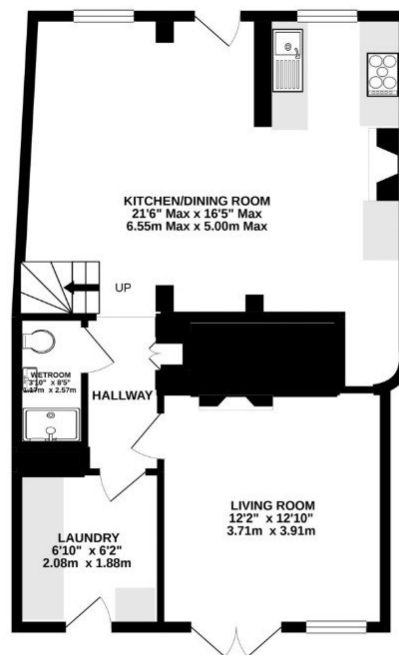




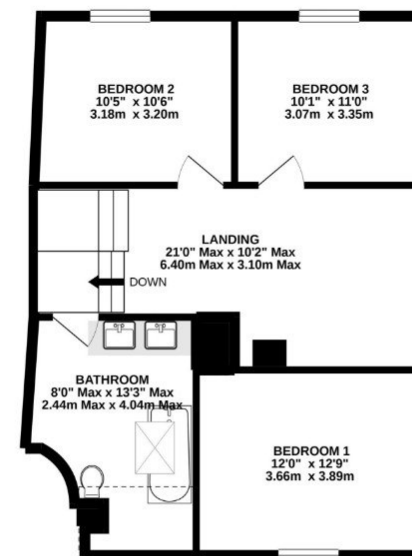




GROUND FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR  
610 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 1232 sq.ft. (114.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### On The Doorstep -

Frome is on the doorstep of many exciting venues; the exclusive Babington House is located 6 miles from Frome. Hauser and Wirth – garden and gallery and Roth Bar restaurant is 10 miles away, with Bruton high street to wander around too. Lastly The Newt is 13 miles away from Frome, which is an awarding winning hotel with internationally known gardens with restaurants. The city of Bath has a wealth of history to enjoy as well as many shops, restaurants, and bars. Council Tax Band -D Services: Mains electricity and gas, Mains Water, Mains Drainage. Grade II Listed.



£465,000

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