



hunter  
french

# 14 Catherine Street, Frome BA11 1DB

Forming part of Phoenix Terrace on Catherine Street, this three bedroom grade II listed townhouse has an abundance of period features and charm throughout.

The entrance hallway has a flagstone floor and leads through to the living room which features a large original sash window with wooden working shutters, exposed floorboards and a fireplace with a gas insert. The flagstone floor continues through to the kitchen, which is fitted with cupboards and shelves, an electric cooker and has steps leading down to a vaulted cellar. Beyond is the rear lobby which has access to both the garden and the ground floor bathroom.

A stunning elm staircase leads up to the first floor where there are two double bedrooms. On the top floor there is a third double bedroom with lovely roof top views and plenty of eaves storage. Externally there is a small lower courtyard with steps up to a lawn with flowerbeds and a level terrace for a table and chairs. At the top of the garden there is a stone out-building and a pedestrian gate out to Ropemaker's Alley which leads through Smithy Lane and out to Christchurch Street West.

There are local amenities a short stroll away and the independent shops and cafes of Catherine Hill are close by. 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.

Freehold Grade II listed Council Band – B, EPC Rating – C

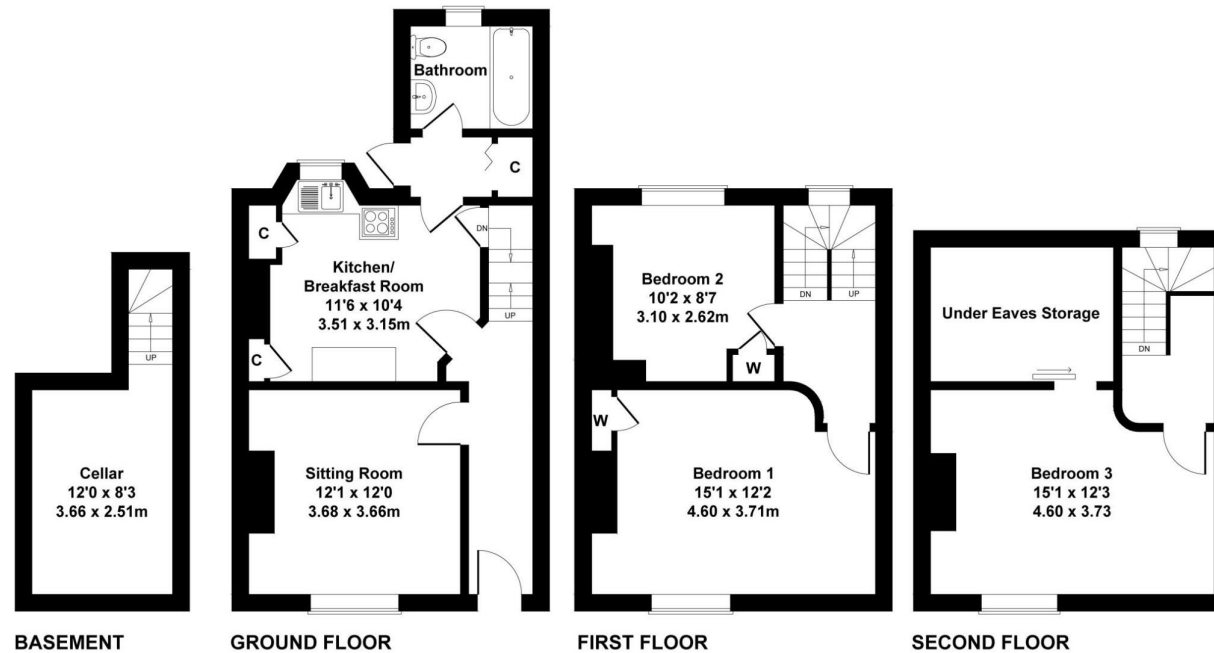
Mains gas, electrics, water, and drainage.





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Approximate Gross Internal Area  
1205 sq ft - 112 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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 internationally known Newt is 13 miles away from Frome, which is an awarding winning hotel with gardens with restaurants. The city of Bath has a wealth of history to enjoy as well as many shops, restaurants, and bars. The smaller villages of Nunney and Mells are also worth visiting, enjoying the country pubs and walks they have to offer.

# £425,000

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