



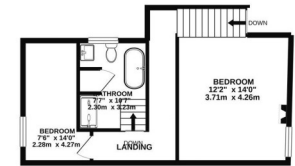
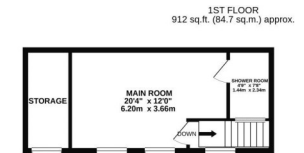
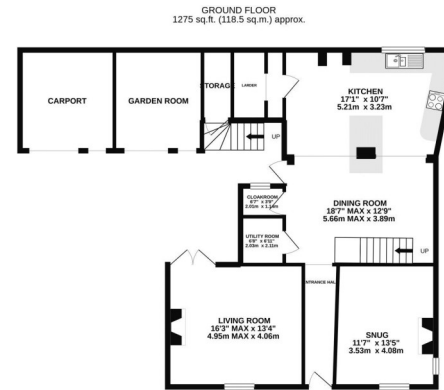
Portway, Frome

Great Western House, Portway, Frome, BA11 1NG

A wonderful opportunity has arisen to purchase one of Frome's fascinating properties, which is oozing character and has recently undergone complete renovation by the current owners. In a former life, the property was better known as The Live and Let Live public house until the 1870s, and then The Great Western until the late 1930s but now offers versatile and spacious residential accommodation all within a short walk to the town centre. The accommodation comprises of entrance hall which is flanked by two reception rooms, one is a spacious living room with period fireplace with Bath stone surround and a stunning parquet floor, the other is a snug with feature fireplace and painted wooden floorboards. Beyond the reception rooms and at the end of the hallway there is a most impressive open plan kitchen dining area, a space perfect for entertaining. The dining area is lovely and light and offers ample space for a large table and the handmade bespoke kitchen was made by a well-known local carpenter. There are plenty of base units with a mix of wooden and granite worktops plus a central island unit with further cupboards, wine cooler and breakfast bar. Access from the kitchen there is a walk in larder that is shelved out, utility/boot room with plumbing for a washing machine and a downstairs cloakroom. Stairs rise to the first floor from the kitchen and lead you on to a landing area; from you can access two double bedrooms and the main bathroom complete with bath and separate shower. Also, from the first floor landing there are stairs leading to the second floor, on this floor there are two further bedrooms including a master bedroom with its own shower and sink. In addition to the spacious accommodation within the house there is former coach house that could provide further annex accommodation but is currently used as a gym and home office. You access this from the courtyard up a wrought iron staircase and arrive in the main central room; there are two rooms either side of this one of which is a shower room. Externally there are electric gates that lead into a tarmac driveway and carport providing off street parking for two vehicles. The courtyard garden is mainly laid to patio and has a rear Mediterranean feel to it there is also a covered seating area meaning the courtyard can be used come rain or shine. This area comes complete with mural painted by a local artist. This is a truly stunning property and is beautifully present throughout and viewing come highly recommended. EPC = F. Council Tax Band – D,







TOTAL FLOOR AREA : 2603 sq.ft. (241.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		



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