



Fountain House, Goulds Ground, Frome, BA11 3DW

£2,250,000



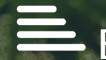
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A fine Grade II* former rectory in this peaceful setting sitting just above the centre of the thriving market town of Frome.

Built c1818 it is believed to have been designed by the architect John Pincher the Elder (1769-1827), who has been credited with many of the finest buildings in the Bathwick area of Bath and the renowned nearby Babington House.

Fountain House has been sensitively restored under the guidance of our clients' artistic eye with a meticulous attention to detail. The result is a beautifully serene home which has the proportions and relationship to its outside space which one would expect in a country house but with the convenience of a location in town.

Defined by light and airy rooms, the house has large sash windows with shutters, period fireplaces and timber floors. The ground floor rooms all flow very well making a perfect house for family life and entertaining.

Downstairs

The front door with its fine stone porch and flanking holly bushes opens into the central entrance hall with a stained-glass window and staircase with mahogany rail. The first well-proportioned room is currently used as a music room and library, painted in rich blue, with an ornate marble fireplace, extensive built-in bookshelves, and a timber floor. Alternatively it could make a spacious playroom or a separate formal dining room. The peaceful blue study across the hall enjoys dual-aspect windows overlooking the front and rear gardens, as well as fitted bookcases and an open fire.

The dual aspect drawing room with stunning bay window and period fireplace with working fire, overlooks the glorious garden and Holy Trinity Church beyond, which is home to nine Burne-Jones windows. Perfect for entertaining, the room has an open archway which leads through to a formal dining area with glazed doors leading from both spaces out onto a garden terrace. The traditionally inspired modern kitchen is an airy and uplifting space courtesy of a high vaulted ceiling with skylights and triple aspect windows with French doors onto another generous outdoor dining terrace. The room has a smart stone floor and is fitted with bespoke cabinetry with granite countertops, double butler's sink and island to one end and a breakfast area with large dining table to the other. A downstairs cloakroom with attractive wallpaper and tall over-door window completes this floor.

The cellar provides extensive storage with room for additional fridge-freezers, wine storage, boiler room and store.

Upstairs

The magnificent principal bedroom is situated on the first floor. This fantastically generous and bright space includes a three bay window overlooking the main garden, an original fireplace and connecting door to a further bedroom. There are three further double bedrooms on this floor, a dressing room with inbuilt cabinetry, two smartly appointed family bathrooms, and a linen store.

There are two additional bedrooms at the top of the house, each accessed via its own staircase. One of these bedrooms is dual aspect with fireplace, and adjoining bathroom. Views from the balcony are spectacular, stretching from the Orchardleigh estate via the Westbury White Horse and Cleary Hill to the hills of Longleat. The other room overlooks the tiled roofs of Frome to the Longleat estate and has a fireplace and extensive inbuilt cupboards into the roof space.

Gardens

One of the most remarkable things about Fountain House is its exceedingly generous and private walled gardens which encompass and frame the house.

A gate at the front of the house leads onto a private stone parking area with garages, providing private parking for several cars. To one side of the house, a large stone terrace, edged with lavender bushes, overlook the extensive walled garden. With sweeping lawns, and mature trees, herbaceous borders and sitting areas reach as far as the church beyond. A wide assortment of shrubs provide structure, colour and shelter for songbirds.

At the far end of the garden lies a well sheltered and fenced heated outdoor swimming pool with stone surround and a stone built pool house. To the other side of the house is a large, paved courtyard garden with additional outdoor dining terrace to follow the sun through the day, with magnolia and raised beds overflowing with hellebores and layered perennial planting.

There are numerous water butts and plenty of garden storage courtesy of a potting shed, covered garden store and open sided barn with electricity and a connecting door into one of the garages.

Living In Frome

The charming town of Frome has garnered a national reputation as one of the most desirable places to live in the UK — regularly featured in The Sunday Times and other press for its creative energy, independent spirit and architectural charm. Distinct areas of historic buildings are connected by sinuous, often cobbled streets and secret passageways. There is a cinema, two theatres, concert venues such as The Cheese and Grain and Rook Lane, Frome Museum, the Rye Bakery, numerous independent shops, restaurants and wine bars.

The river Frome flows under an originally Roman bridge, with small shops on one side, and on through town into meadows.

There are wonderful places to walk, and you are able from Fountain House to walk into town within minutes, to the railway station, and, equally, straight into the surrounding countryside without using the car.

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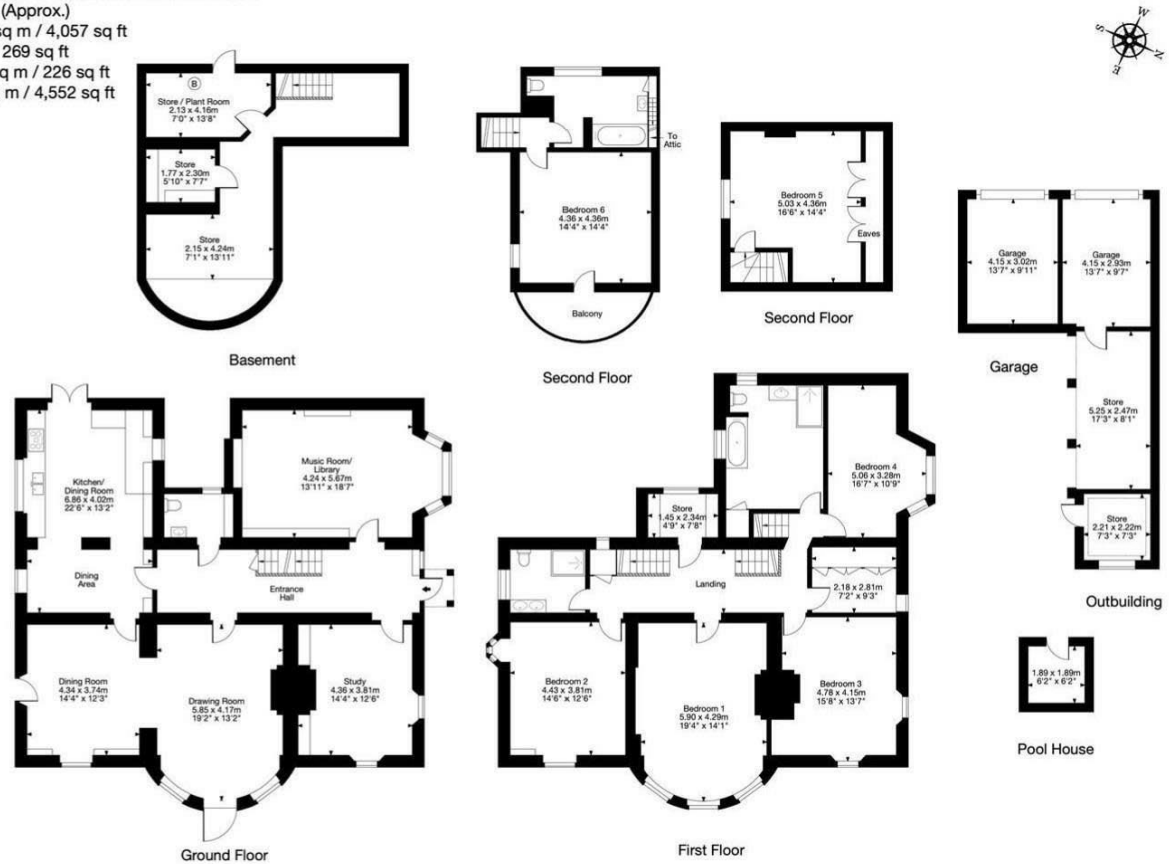




Floor Plans

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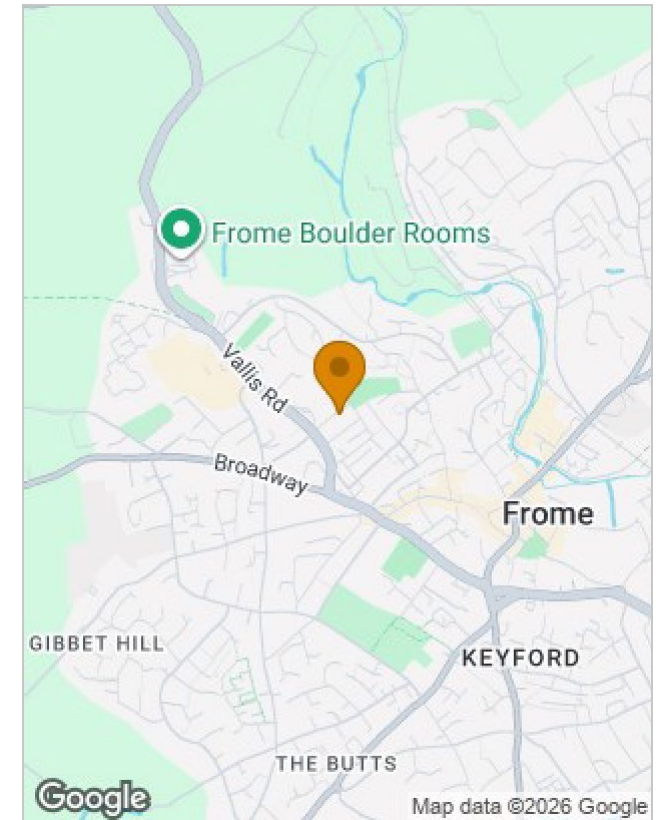
Gross Internal Area (Approx.)
 Main House = 377 sq m / 4,057 sq ft
 Garage = 25 sq m / 269 sq ft
 Outbuildings = 21 sq m / 226 sq ft
 Total Area = 423 sq m / 4,552 sq ft



Capture Property Marketing 2026. Drawn to RICS guidelines. Not drawn to scale. Plan is for illustration purposes only. All features, door openings, and window locations are approximate. All measurements and areas are approximate and should not be relied on as a statement of fact.

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Location Map



Viewing

Please contact our Rivendell Estates Office on 01373 489 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Rivendell Estates Frome Business Park, Manor Road, Somerset, BA11 4FN
 Tel: 01373 489 888 Email: info@rivendell-estates.co.uk <https://www.rivendell-estates.co.uk>