

## Berry Villa, 32 Butts Hill, Frome, Somerset, BA11 1HX

Auction Guide Price +++ £300,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17TH JUNE 2026
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JUNE LIVE ONLINE AUCTION
- FREEHOLD PERIOD PROPERTY
- 4 BEDS | GENEROUS GARDEN | VACANT
- SCOPE FOR BASIC UPDATING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A Freehold SEMI DETACHED 4 BED HOUSE ( 1320 Sq Ft ) with GENEROUS GARDEN | Now in need of BASIC UPDATING.

# Berry Villa, 32 Butts Hill, Frome, Somerset, BA11 1HX

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Berry Villa, 32, Butts Hill Frome, Somerset, BA11 1HX

Lot Number 28

The Live Online Auction is on Wednesday 27th June 2026 @ 12:00 Noon  
Registration Deadline is on Friday 12th June 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

An imposing Freehold semi detached period property occupying an elevated position close to Victoria Park and the centre of Frome. The accommodation (1320 Sq Ft) is arranged over 3 floors comprising 4 bedrooms, 3 bathrooms and flexible reception space plus a generous garden to the rear.  
Sold with vacant possession.

Tenure - Freehold

Council Tax - C

EPC - D

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

PERIOD FAMILY HOME | BASIC UPDATING

The property has been let for many years and would now benefit from some basic updating with scope for a fine 4 bedroom home or investment in this sought after location.

REAR ACCESS | PARKING

There may be scope to create rear access and off street parking.  
Subject to gaining any necessary consents.

### LOCATION

The property lies within one of the most prestigious addresses in Frome close to the beautiful Victoria Park and Weymouth Road which leads down to the top of the St. Catherines area of Frome which has a comprehensive range of independent shops, boutiques cafes and bistros. There are national chains within the central of the town including Marks and Spencer. Connections in the area are excellent with the A37 and A303 (M3) not far away, providing access to the wider motorway network. Frome, Westbury and Warminster stations all provide regular rail services to London Paddington and London Waterloo. Frome town centre 0.5 mile, Babington House 6.5 miles, Bruton 10 miles, Bath 14.5 miles (all distances are approximate).

### SOLICITORS & COMPLETION

Lucy Bradbury  
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Lucy.Bradbury@capsticks.com  
www.capsticks.com/

EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

### IMPORTANT AUCTION INFORMATION



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

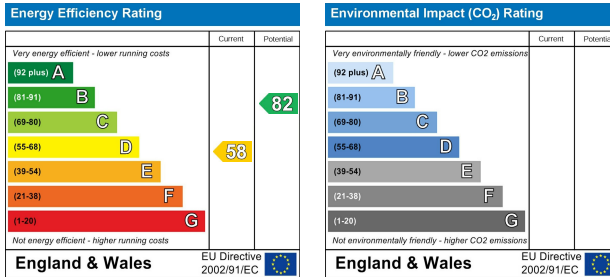
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## Floor plan



## EPC Chart



## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.