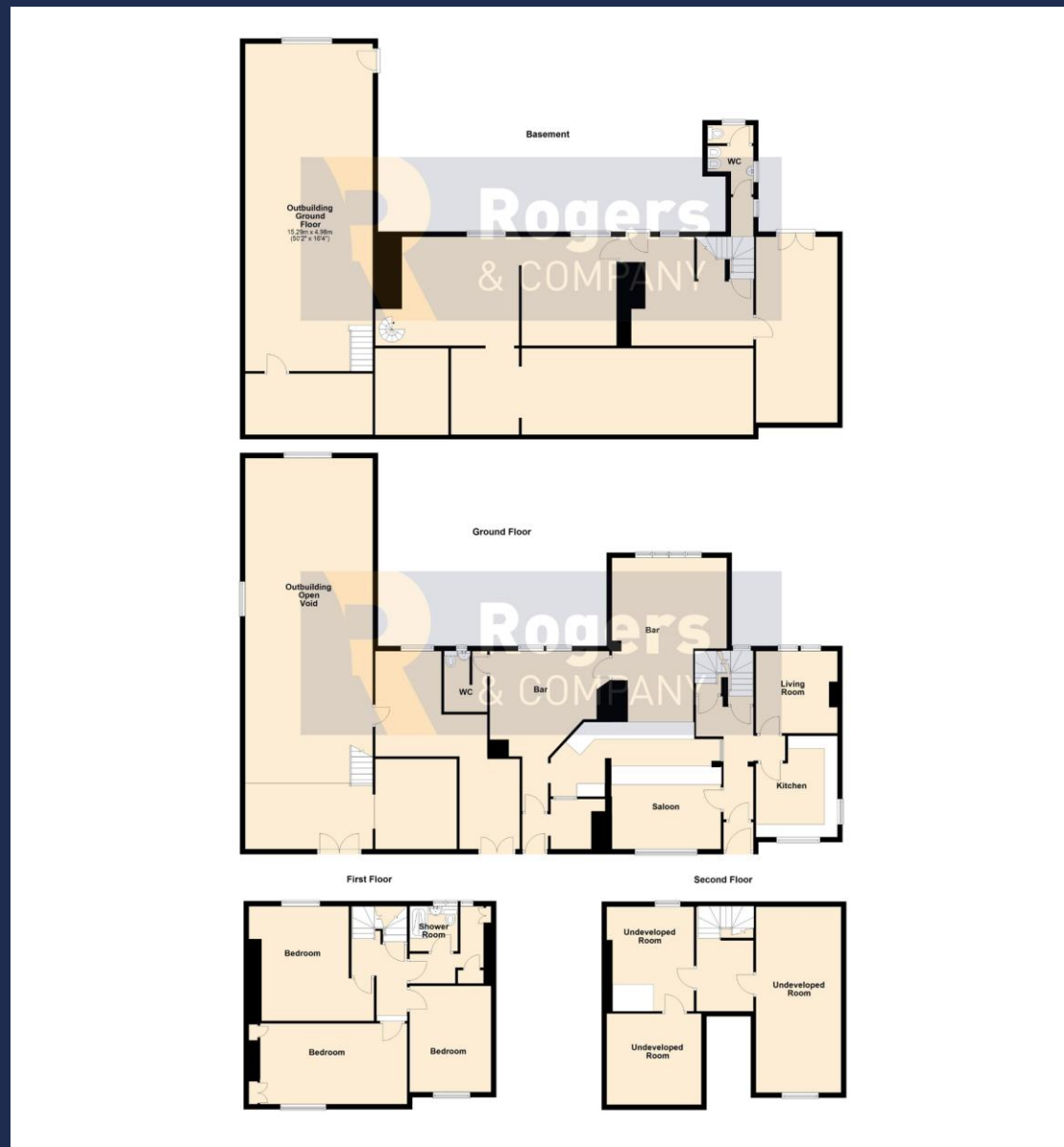




The Lamb & Fountain 57 Castle Street Frome BA11 3BW

Guide Price £500,000

A retirement sale of this Grade II listed public house with history, character, and significant potential. Dating from the late 17th century and operated by the same family for over five decades, this is a property with genuine provenance and a fascinating history. The accommodation extends to in excess of 5,500 Sqft and comprises the public house together with extensive storage areas, living accommodation, undeveloped cellars and a substantial partially developed outbuilding offering an approximate 800 Sqft footprint. The rear of the property provides a generous garden, currently used predominantly for vegetable cultivation, alongside a beer garden. With its combination of historic character, substantial accommodation, ancillary buildings and outside space, the property offers an incoming owner a rare opportunity to create something significant. There is considerable scope to explore, subject to the appropriate planning, listed building, and other necessary consents. The combination of historic fabric, extensive floor space, and outside areas makes this a truly unusual proposition. This is a hands-on project requiring vision, commitment and investment, and it is certainly not for the faint-hearted.



Residential Sales

Knowledge and service is key; this coupled with confidence and motivation make this department a formidable force, with local knowledge comes the confidence to be able to offer the service you expect. Knowing the value of your home is very difficult to predict; using our experience and in-trade tools available to us will give you the best chance of achieving the greatest price from the most suitable buyer in a time frame that works with you.

Residential Lettings

Looking after your investment is our main objective, finding quality tenants and maintaining the property to a high standard makes for a 'Happy Tenancy', our no hidden extras fee structure is highly competitive (if not cheaper) than most agents.

Commercial Sales and Leasing

Having been one of the main local commercial agents in the town; over the past decade; we have able to assist in modelling the centre by grouping like minded shops enabling them to support each other. In addition we have let numerous industrial units and office complexes in the Commerce Park, Marston and Wallbridge trading estates to both small and large organisations. We believe being passionate about Frome enables us to convince companies relocating or expanding to the area.



- Over 5500 Sqft Grade II Listed Public House
- Sold As A Going Concern Due to Retirement
- Freehold Investment Potential
- Undeveloped Cellars Rooms & Three Roomed Loft
- Versatile Split-Level Accommodation
- Three Public Rooms With Two Further Residential Rooms
- Numerous Storage Rooms, WC Facilities
- Large 50' Outbuilding With 22' Vaulted Ceiling, Renovated With Insulated Roof
- Beer Garden With Hard Standing, Vegetable Garden
- Huge Potential

- Main Bar 11.7m x 4.47m (38'8 x 14'8)
- Secondary Bar Area 4.8m x 4.16m (15'9 x 15'4)
- Living Room 3.37m x 3.27m (11'1 x 10'9)
- Kitchen 3.68m x 2.51m (12'1 x 8'3)
- Additional Room 3.36m x 3.86m (14'4 x 12'8)
- Outbuilding (Part Reno) 15.29m x 4.97m (50'2 x 16'4 (22' high)
- Vaulted Basement Room 12.67m x 3.37m (41' x 11'1)
- Beer Cellar 7.26m x 3.17m (23'10 x 10'5)
- Bedroom 4.92m x 3.15m (16'2 x 10'4)
- Bedroom 4.42m x 3.7m (14'6 x 12'2)
- Bedroom 3.81m x 3.25m (12'6' x 10'8)



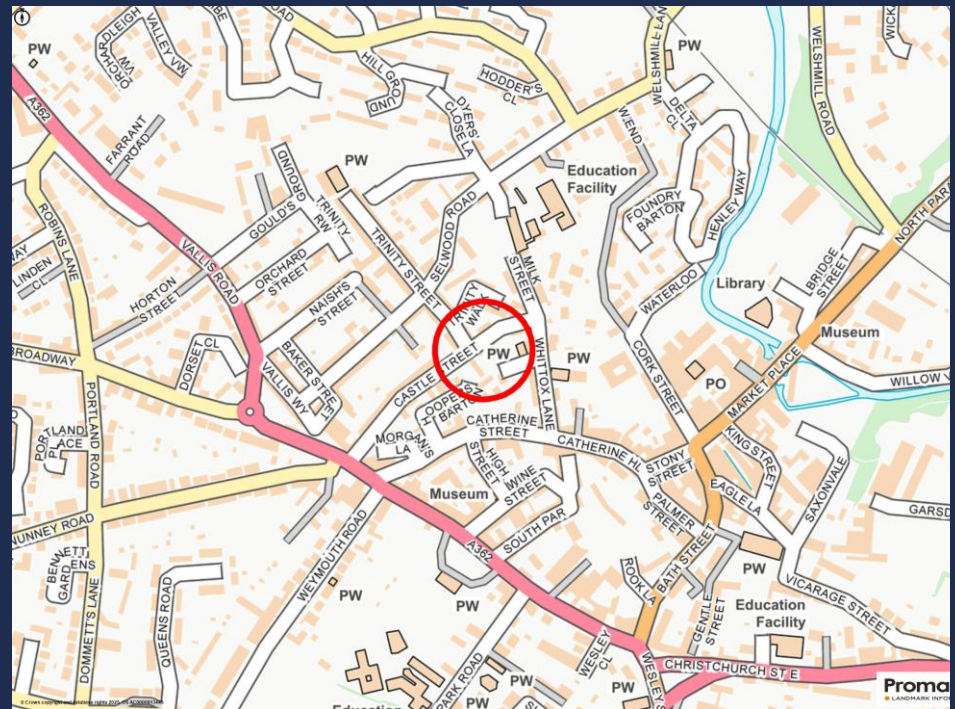
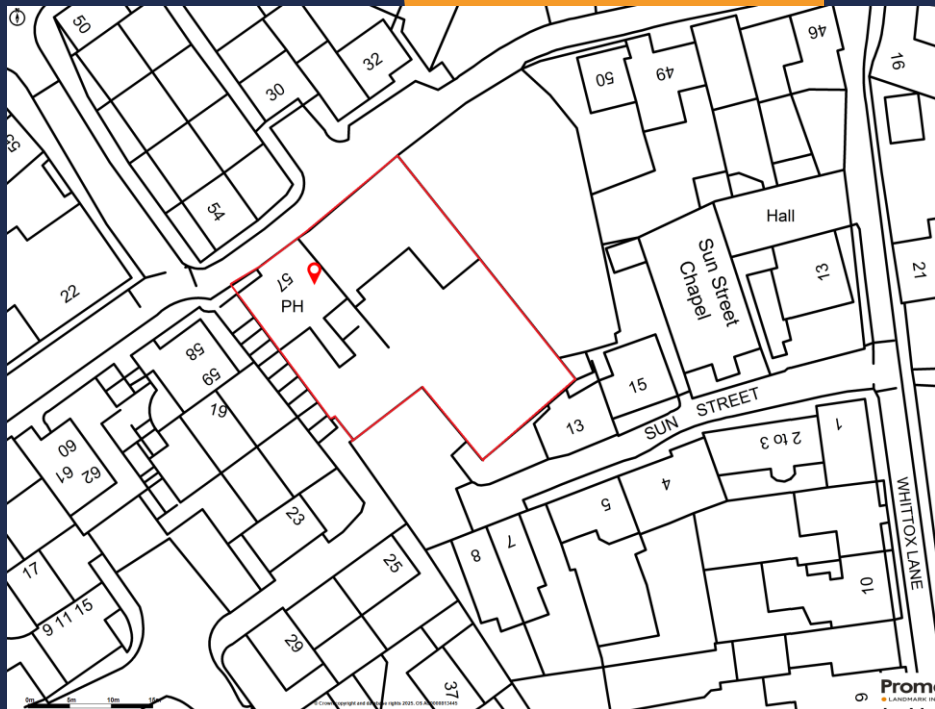


The Lamb & Fountain
57 Castle Street
Frome
BA11 3BW

The Tenure Is Freehold, Grade II Listed

All Mains Services Connected

Ratable Value April 2023 to present £7,100.00



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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