

Rogers
& COMPANY

Gilby's Cottage
33a Catherine Hill
Frome
Somerset
BA11 1BY

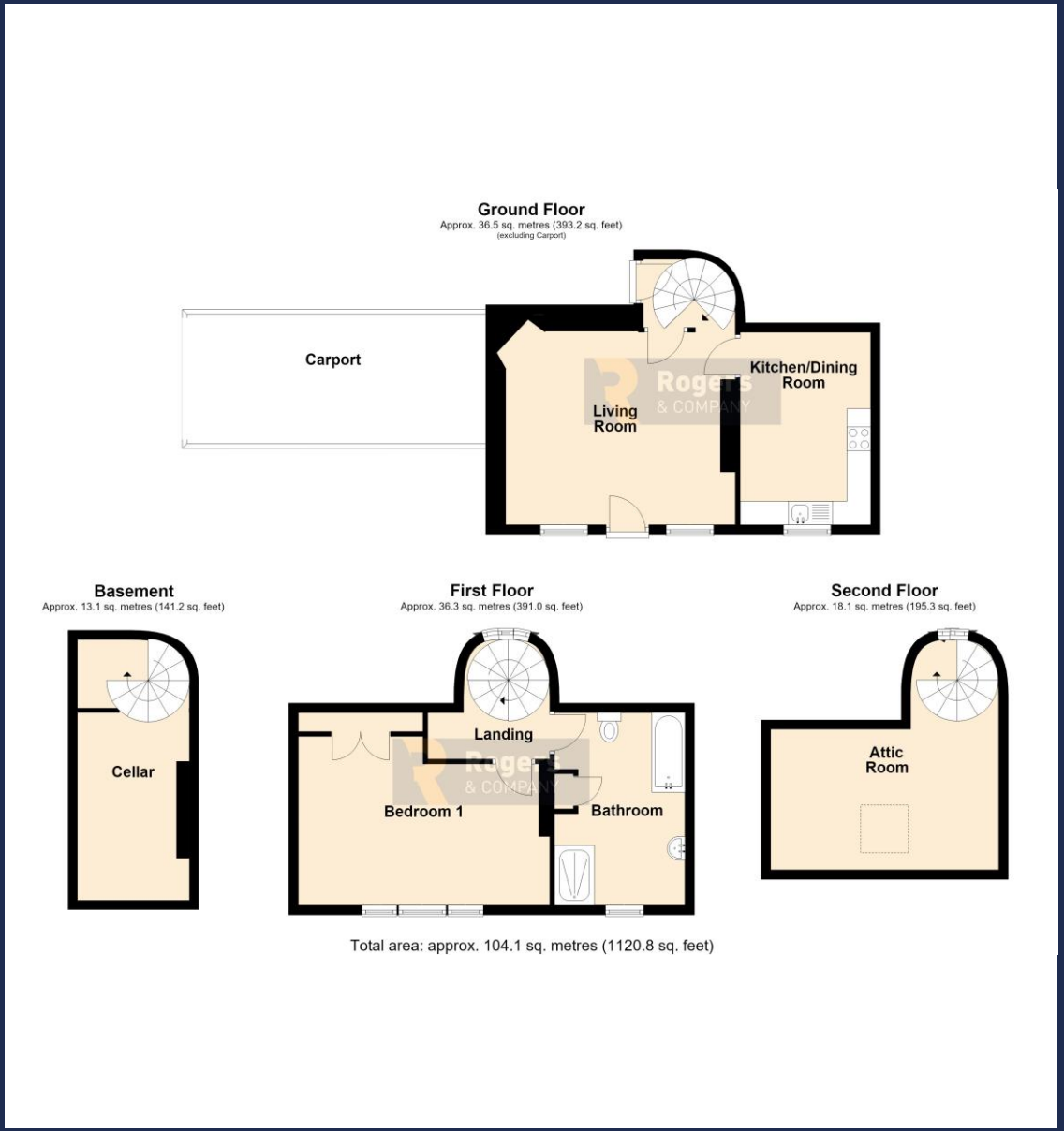
Guide Price £325,000

A truly unique opportunity to acquire a charming two-bedroom cottage, ideally situated at the foot of Catherine Hill in the heart of Frome town centre.

Full of period character, the accommodation comprises a reception room with feature fireplace, separate kitchen, master bedroom with fitted wardrobe storage and a well-proportioned bathroom with both bath and shower enclosure.

The second floor offers a versatile attic room, ideal as a second bedroom or home office. Further benefits include cellar storage, electric heating and a small front outdoor area, together with an allocated car port/parking bay accessed via the rear courtyard.

An excellent opportunity to acquire a characterful town centre home in a highly sought-after location.



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.

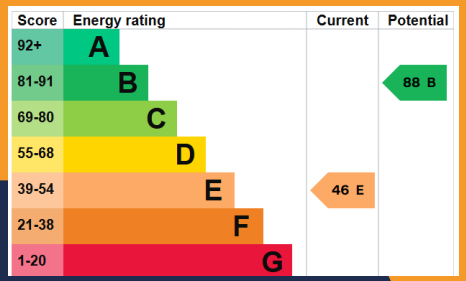
- Charming And Spacious Two Bedroom Cottage
- Approximately 1120.8 Sqft Of Accommodation
- Prime Location At The Foot Of Catherine Hill
- Full Of Period Features And Character
- Reception Room With Feature Fireplace
- Characterful Fitted Kitchen With Good Storage
- Master Bedroom With Fitted Wardrobe Storage
- Bathroom With Bath And Separate Shower Enclosure
- Versatile Attic Room, Cellar Storage, And Allocated Parking
- Situated In The Heart Of Frome Town Centre

- Living Room – 16' 7" (5.07m) x 14' 7" (4.44m) max
- Kitchen/Dining Room – 13' 4" (4.06m) x 9' (2.75m)
- Bedroom 1 – 17' 5" (5.31m) x 6' 7" (2.00m)
- Bathroom – 13' 4" (4.06m) x 9' (2.75m)
- Attic Room – 15' 9" (4.80m) x 12' 1" (3.68m)
- Cellar – 13' (3.95m) x 7' 9" (2.36m)
- Carport – 21' (6.40m) x 9' (2.73m)







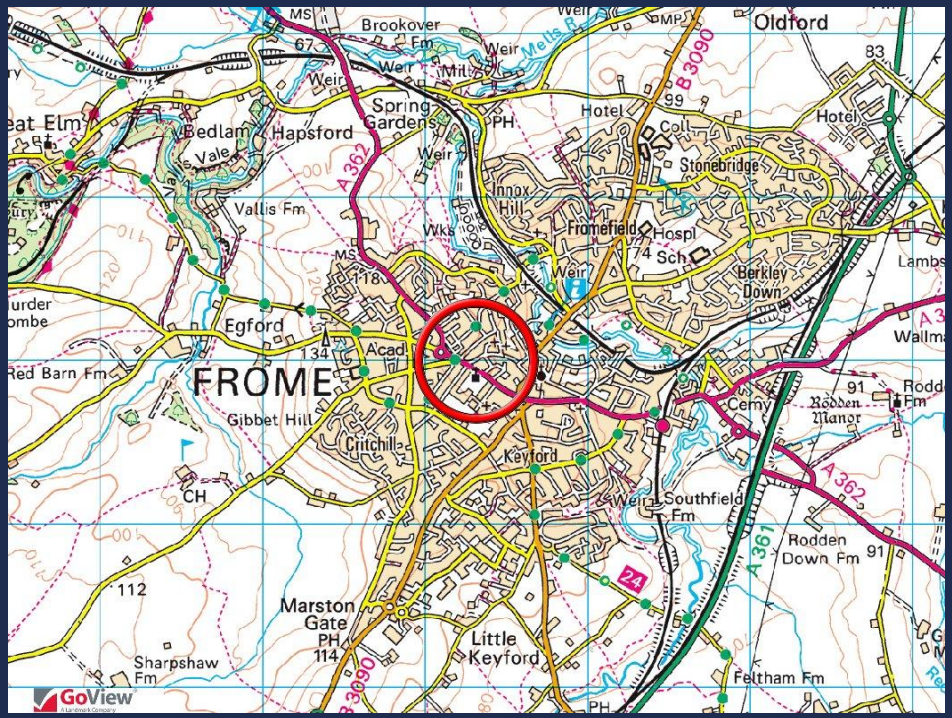
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The tenure is freehold.

Electricity, water, and drainage are connected.

The Council Tax band is C and is charged at £2,388.16 for 2026/27.





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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