

Rogers
& COMPANY

Blatchbridge Villa
Frome
BA11 5EJ

Guide Price: £685,000

Offering an exceptional opportunity for a live-work setup, this versatile property combines period charm with practical modern living. A standout feature is the fully insulated studio, complete with underfloor heating and double glazing, providing an ideal space for a home office or fitness studio.

The expansive workshop, with its large up-and-over roller door, offers excellent potential for business use, hobbies or storage. The generous single garage also benefits from an inspection pit, making it suitable for a variety of trades, industries, and professional uses.

The house itself is equally impressive, offering all the rooms expected of a home of this character. At its heart is a superb kitchen/family room, complemented by two elegant reception rooms, a practical boot room, separate laundry room and a convenient downstairs WC.

The first floor provides three generous double bedrooms alongside an exceptionally large family bathroom.

Occupying the top floor, the spacious attic room is currently used as a bedroom and enjoys dedicated living and study areas.



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.

- A Unique Opportunity For A Live-Work Setup
- 1437 Sqft In Workshop, Garaging & Studio Space
- 2433 Sqft Character Cottage Set Over Three Floors
- Nicely Situated On The Edge Of Frome
- Three Large Double Bedrooms And Impressive Attic Room
- Living Room & Snug/Office
- Impressive Kitchen/Family/Dining Room
- Boot Room, Laundry Room & Downstairs WC
- Large Family Bathroom
- Oil Central Heating & Double-Glazed Windows

- Living Room 15' 11" (4.85m) x 12' 11" (3.94m)
- Snug/Office 12' 9" (3.89m) x 10' 1" (3.07m)
- Kitchen/Dining/Family Room
  17' 8" (5.38m) x 13' 9" (4.19m) plus 8' 7" (2.62m) x 8' 2" (2.49m)
- Boot Room 11' 6" (3.51m) x 10' 10" (3.3m)
- Laundry Room 7' 1" (2.16m) x 6' 1" (1.85m)
- WC 6' 1" (1.85m) x 2' 7" (0.79m)
- Bedroom One 15' 2" (4.62m) x 10' 6" (3.2m)
- Walk in Wardrobe 6' 10" (2.08m) x 6' 2" (1.88m)
- Bedroom Two 13' 10" (4.22m) x 12' 8" (3.86m)

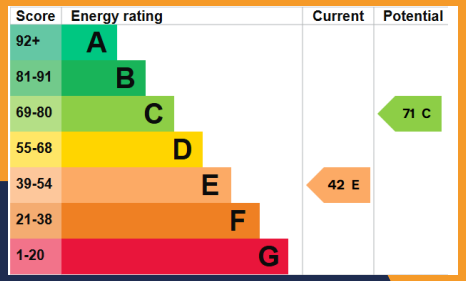
- Bedroom Three 12' 8" (3.86m) x 12' 3" (3.73m)
- Bathroom 14' 8" (4.47m) x 8' 10" (2.69m)
- Attic Room 26' 5" (8.05m) x 9' 1" (2.77m) plus 13' 5" (4.09m) x 9' 10" (3m)
- Garage 25' 11" (7.9m) x 13' 6" (4.11m)
- Studio 17' 9" (5.41m) x 15' 2" (4.62m)
- Workshop 41' 5" (12.62m) x 18' 8" (5.69m) plus store 18' 8" (5.69m) x approximately 10' 0" (3.05m)
- Cellar 11' 11" (3.63m) x 10' 4" (3.15m) with a ceiling height of 4' 9" (1.45m)











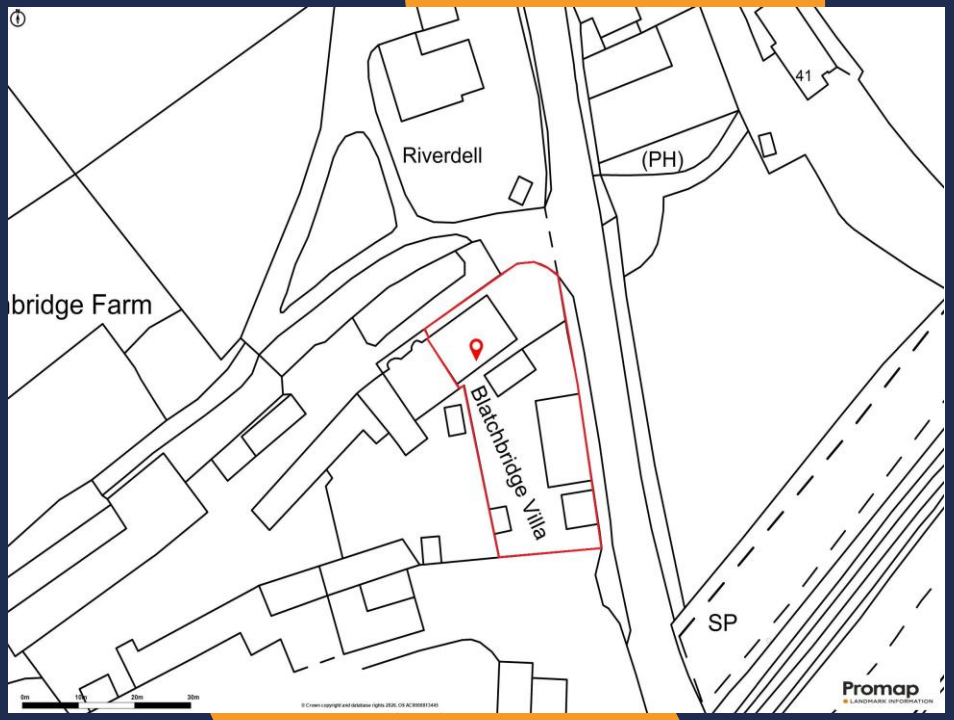
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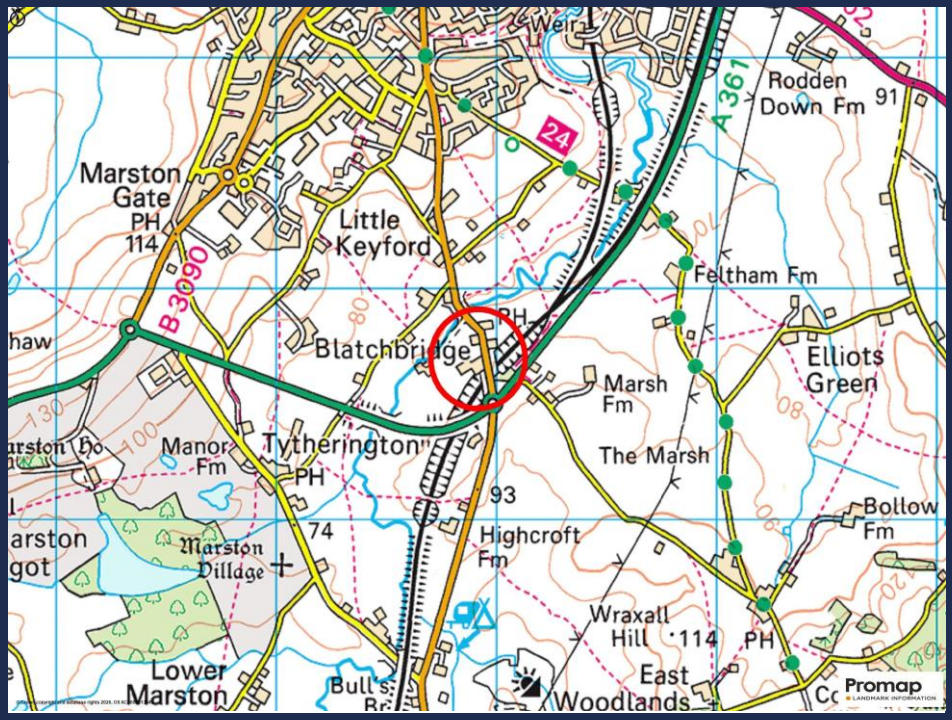
The tenure is Freehold

Electricity, mains water, Septic tank drainage and Oil are connected. There is Oil Central heating connected through a boiler in addition to a domestic hot water cylinder.

The Council Tax Is Band F and is charged at £3880.75 for 2026/27

There is a nearby development planned under the title of Selwood garden village with the developers potentially a few years away from commencing. We have been informed that a few yards away, there will be a road accessing the nearby commercial development attached to the scheme.





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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