



Spring Grove House, Spring Road, Frome, BA11 2JW
£1,750,000





Spring Grove House, Frome

A Landmark Late-18th Century Grade II Listed Residence

Spring Grove House is a magnificent, detached period home, widely regarded as one of the top ten premier properties in Frome. Dating back to the late 18th century, this Grade II listed residence offers a rare combination of historical grandeur and refined modern living. Situated on Spring Road, the property is just a short stroll from the vibrant town centre, representing a rare opportunity to acquire a home of exceptional scale and character.

The Residence

Spanning four impeccably finished levels, the property offers an expansive and versatile floor plan that seamlessly connects grand formal spaces with sophisticated modern amenities.

- **The Lower Ground Floor:** Designed for modern family life and leisure, this level features a luxury cinema room and a spacious, high-specification kitchen and breakfast room. This floor is supported by a very large utility and laundry room alongside a convenient cloakroom.
- **The Ground Floor:** A floor dedicated to elegant proportions and formal entertaining. It comprises a large, light-filled drawing room, a formal dining room, and a quiet snug, all retaining the fine architectural detailing expected of the Georgian era.
- **The First Floor:** The principal suite is a sanctuary of space, featuring a private dressing room and a large ensuite bathroom. This floor also hosts a second generous bedroom and a beautifully appointed family bathroom.
- **The Second Floor:** Providing extensive accommodation, this floor contains four further rooms, two double bedrooms (3 & 4 on the floor plan), a craft room/double bedroom (5 on the floor plan), a single room, currently used as an office/study (6 on the floor plan), and an additional large family bathroom.

Reflecting a commitment to luxury, all bathrooms throughout the home are finished to an exacting standard, each featuring both a walk-in shower and a freestanding bathtub.

The Grounds

The exterior of Spring Grove House is as captivating as its interior. The gardens have been perfectly landscaped to create a private, serene retreat. A unique and defining feature is the spring that runs through the grounds, providing a tranquil soundtrack to this beautiful outdoor space. The garden is of an impressive size for such a central location, offering a sanctuary within easy reach of the town's amenities.

Location

Located on the quiet, leafy Spring Road, the house is perfectly positioned for those seeking the peacefulness of a substantial detached home without sacrificing the convenience of town life. Frome's independent boutiques, artisan markets, and cultural hubs are all within a comfortable walking distance.

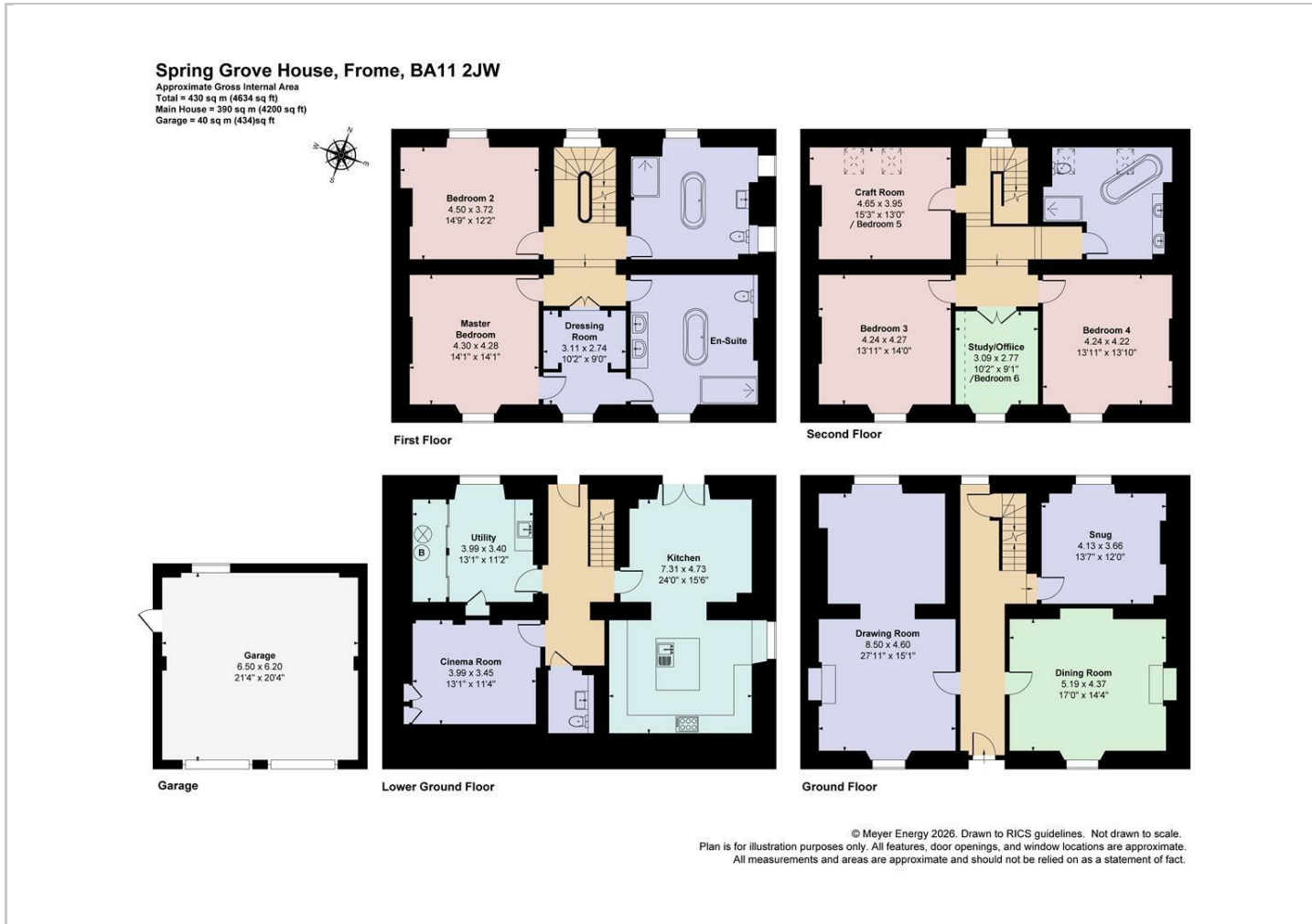
£1,750,000







Floor Plans

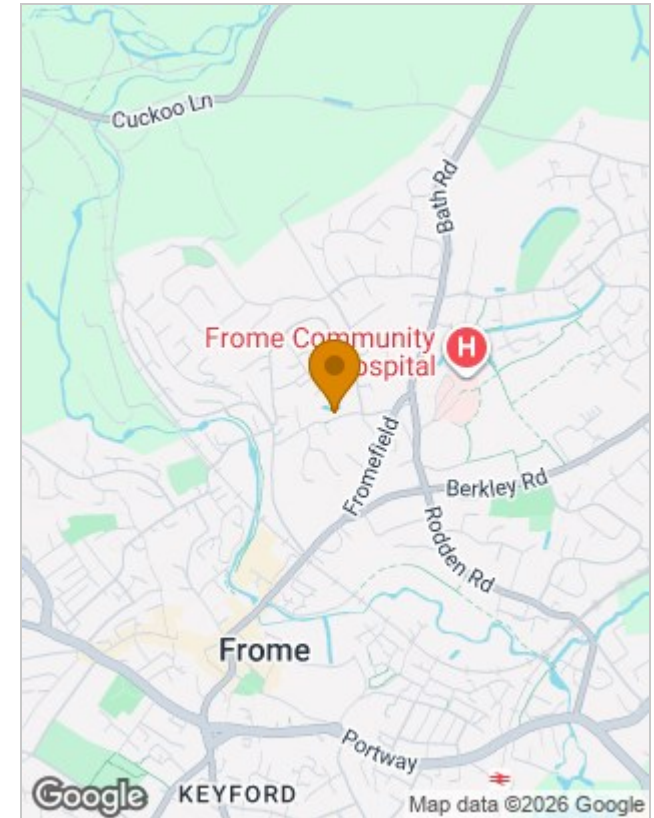


Viewing

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.

Location Map



Energy Performance Graph

