

44 Butts Hill, Frome, BA11 1HR

COOPER
AND
TANNER



Guide £265,000 Freehold

A charming stone mid-terraced home set on Butts Hill, just a short stroll from the town centre. Beautifully presented throughout, the property offers two double bedrooms, a light-filled south-west facing reception/dining room, a refurbished kitchen, and a modern bathroom. To the rear is a pretty garden with patio seating, while on-street parking and nearby rental options add to the convenience.

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DESCRIPTION

Just a short stroll from the heart of town, this pretty stone mid-terraced home is packed with charm and beautifully presented throughout. Offering excellent value for money, it would suit a range of buyers, from first-time purchasers to downsizers or investors alike.

You enter the property via a small porch, ideal for coats and shoes, which opens directly into the main reception room. This welcoming space is filled with natural light thanks to its south-west facing aspect and offers ample room for both a dining table and chairs as well as several sofas, creating a comfortable and sociable living environment. To the rear of the home is a neatly refurbished kitchen, thoughtfully designed with modern units, a gas hob, and a contemporary tiled splashback. Despite its compact footprint, the space is well laid out and practical, making excellent use of every inch.

On the first floor, the master double bedroom enjoys elevated views across the town and benefits from useful under-stairs storage. Also on this level is the bathroom, positioned to the rear of the property and fitted with a modern three-piece suite. The top floor provides a second good-sized double bedroom, full of character with attractive exposed beams, offering a peaceful and versatile space ideal as a main bedroom, guest room, or home office, as well as access to generous attic storage.



To the rear of the property is a charming garden, featuring a pathway framed by ornamental planting and a patio area with bench seating, a lovely spot to relax and unwind. Parking is available on street, with the option to rent a space nearby if required.

Immaculately and tastefully presented throughout, this sweet mid-terrace home combines character, comfort, and convenience in a sought-after location. Just moments from Victoria Park with its cafe, playground and sports facilities and a short walk to the amenities and atmosphere of town.

AGENT'S NOTE

There is a small shared access path along the rear of the terrace

ADDITIONAL INFORMATION

Gas central heating. All mains services are connected.

LOCATION

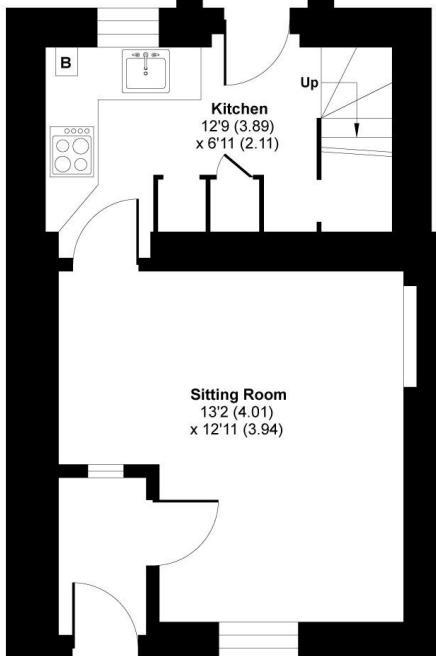
Frome is a historic and architecturally impressive Town renowned for its atmospheric streets, quirky independent shops, cafés, galleries, and performing arts. Regularly featured in 'Best Place To...' lists, Frome is now famous for its monthly Independent Market, vibrant community action, and the surprise performances of international stars at the Cheese & Grain.



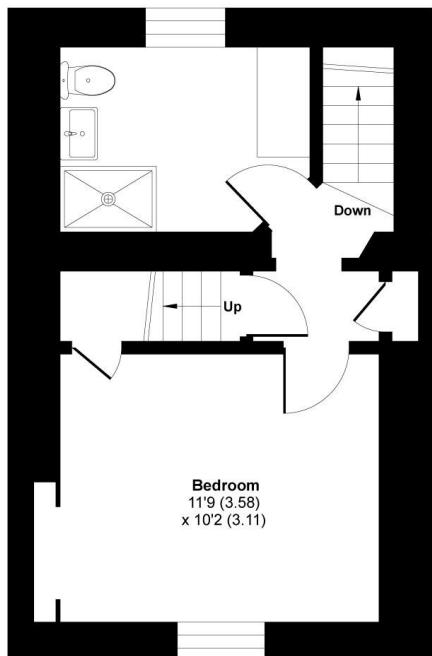


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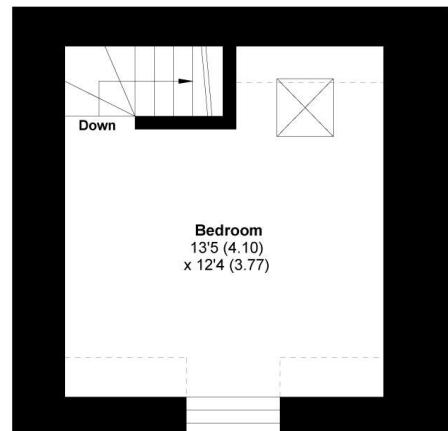
Approximate Area = 706 sq ft / 65.5 sq m
 Limited Use Area(s) = 26 sq ft / 2.4 sq m
 Total = 732 sq ft / 67.9 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner. REF: 1405380



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