

11 Vallis Road, Frome, BA11 3ED



OIRO £410,000 Freehold

This charming former weaver's cottage in the conservation area offers three double bedrooms, a cosy sitting room with log-burning stove, and a kitchen/breakfast room with Butler's sink and range-style oven. Beautiful features include oak flooring and an open fireplace in the master bedroom, while outside there is a pretty garden with patio area, a further garden to the side, a single garage and off-street parking for multiple vehicles. The home also benefits from solar panels with battery. Well-presented throughout, the property offers scope for minor cosmetic updating and the chance to make a truly characterful home your own.

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DESCRIPTION

Along a quiet lane in one of Frome's conservation areas, this charming former weaver's cottage is arranged over three floors. Offering three double bedrooms, generous living space, and period character in abundance, the property combines the appeal of a historic home with the comfort of modern-day living.

The cottage opens into a welcoming sitting room, with oak flooring and a log-burning stove set within a traditional fireplace, a cosy and characterful space to enjoy. The kitchen/breakfast room lies to the rear, fitted with a range-style electric oven and grill with gas hob, Butler's sink, and space for family dining. Also on the ground floor is a useful WC.

Across the upper two floors are three double bedrooms, each with built-in cupboards. The master bedroom is particularly attractive, featuring an open fireplace and lovely outlooks. A well-appointed family bathroom is located on the first floor, along with additional storage.

OUTSIDE

The property has a single garage, off road parking for multiples vehicles, together with charming gardens. To the front is a pretty garden with patio area, and to the side lies a further area of garden with pond, offering additional outdoor space for planting, seating and recreation.

The property further benefits from recently installed solar panels with battery storage, set on a newly felted and retiled roof, offering energy efficiency and reduced running costs. This unusual and characterful home has been carefully maintained and presents beautifully, though it would now benefit from minor cosmetic upgrading, providing a wonderful opportunity for a buyer to make it their own. It represents a rare chance to secure a home of real charm in a sought-after location

ADDITIONAL INFORMATION

Gas and electric central heating. Solar Panels with battery. Mains electricity, gas, water and drainage are all connected.

AGENT'S NOTE

Path and drive allow a right of way for a neighboring property.

LOCATION

Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres, and a cinema. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.







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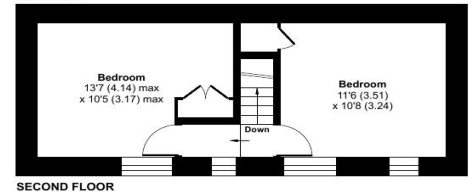
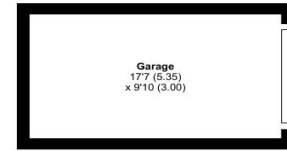
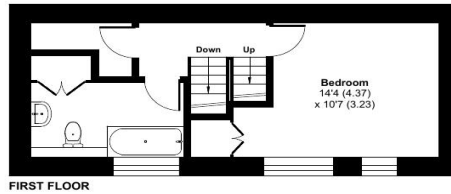
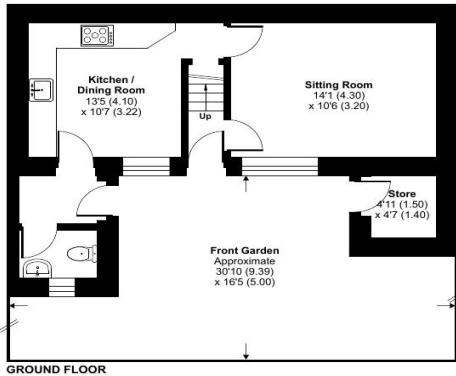
Approximate Area = 957 sq ft / 88.9 sq m

Garage = 173 sq ft / 16 sq m

Outbuilding = 23 sq ft / 2.1 sq m

Total = 1153 sq ft / 107 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1348366



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