

48 Butts Hill,

Frome, BA11 1HR

COOPER
AND
TANNER



£230,000 - £250,000 Freehold

3 1 1 EPC E

Description

This charming three-bedroom, three storey cottage is situated within the heart of the bustling market town of Frome and boasts a host of period features throughout.

The home's accommodation comprises of a cosy lounge/dining room with adequate space for lounge and dining furniture. A window to the front of the property allows for the room to be flooded by natural light, highlighting the beautiful, exposed beam overhead. There are stairs from this room that lead up to the first floor and there is further access that leads through to the kitchen. The kitchen adopts a rustic finish, with tiled flooring and a range of cream base units, wooden worktops and an inset ceramic sink. There is space for freestanding appliances such as a fridge/freezer, along with a window outlook to the garden. A door leads out to the rear garden from here. Beyond the kitchen there is a hallway, which has a good size storage/pantry cupboard, which leads from the kitchen through to the ground floor bathroom which offers a white three-piece suite including a bath with shower over, wash hand basin and w.c.

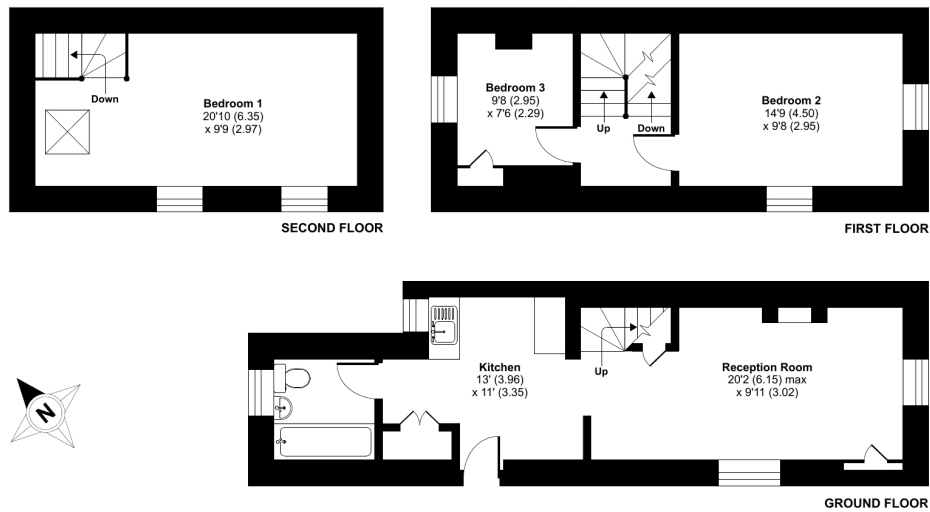
On the first floor of the property, you will find Bedrooms two and three. Bedroom two is a well-proportioned double room and benefits from being dual aspect, meaning that this room remains very naturally light and boasts an attractive feature fireplace. Bedroom three, across the landing, is a good size single room and offers a built-in wardrobe/storage cupboard. Spanning the entirety of second floor is the Master bedroom, featuring beautiful, exposed beams and a quirky alcove. This room has plenty of space for a double bed and additional furniture.


To the rear of the property is a full enclosed garden with patio seating area with steps leading up to a lovely green space. There is scope to create a real haven here, to bask in the summer-sun with family and friends.

Butts Hill, Frome, BA11

Approximate Area = 861 sq ft / 80 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrlchecon 2023. Produced for Cooper and Tanner. REF: 953874



Features

- A beautiful three storey cottage
- Three bedrooms
- Period features
- Central location

Local Information

- Council Tax Band A
- Tenure Freehold
- EPC Rating E



FROME OFFICE

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