

22 Somerset Road,

Frome, BA11 1HB

COOPER
AND
TANNER



OIEO £625,000 Freehold

A handsome late Victorian townhouse on one of Frome's most desirable roads, offering elegant period proportions, park views, a generous garden with parking, and exciting scope to create a distinguished family home or continue as a successful investment.

22 Somerset Road, Frome, BA11 1HB

 5  2  3 EPC C/C/D

Offers in Excess of £625,000 Freehold

DESCRIPTION

Positioned along one of Frome's most distinguished and sought-after addresses, this elegant Victorian townhouse combines classic period charm with significant potential. Dating from the 1890s and overlooking the park, the property enjoys an enviable setting just a short walk from the vibrant town centre, known for its artisan shops, markets, and thriving creative community.

Currently configured as three self-contained vacant one-bedroom apartments generating an annual income of approximately £30,000, the house offers flexibility as an investment or the rare opportunity to restore a handsome Victorian family home of scale and presence in one of the town's premier locations.

The ground floor apartment benefits from sole access to the rear garden. The bay-fronted sitting room, with its high ceilings and decorative fireplace, creates a bright and welcoming living space. A double bedroom, with period fireplace, enjoys views over the garden. To the rear lies a practical kitchen leading through to a utility area and shower room. The first floor is home to a charming bedsit apartment, with a bay-windowed sitting room featuring another original fireplace. The kitchen and bathroom to the rear enjoy a pleasant outlook across the garden. On the top floor, a further one-bedroom flat enjoys elevated park views from its front bay window. The sitting room, once again with feature fireplace, is filled with natural light, complemented by a bedroom and kitchen to the rear and a bathroom to the front.

OUTSIDE

Externally the rear garden enjoys direct gated access to the service lane behind the property, where there is space for off-street parking in front of the double garage. The combination of generous outdoor space, privacy, and practicality makes this

property an increasingly rare find so close to the centre of Frome. The walled garden offers a peaceful and private setting, laid mainly to lawn with a central pathway and mature planted borders running along the fence line. The space enjoys a sunny south aspect and a sense of openness, providing an appealing blank canvas for further landscaping or personalisation. At the far end stands a substantial double garage, currently providing excellent storage and parking, but which could, subject to the necessary consents, offer exciting potential for conversion.

ADDITIONAL INFORMATION

Gas central heating. Mains electricity, gas, water and drainage are all connected.

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.

AGENT'S NOTE:

The property is offered for sale as a single freehold and the three apartments will not be sold separately. We have been advised by a financial adviser that due to the current set up as three apartments, it would be difficult to raise a standard residential mortgage on the property, although we understand that Buy to Let mortgages would be available.





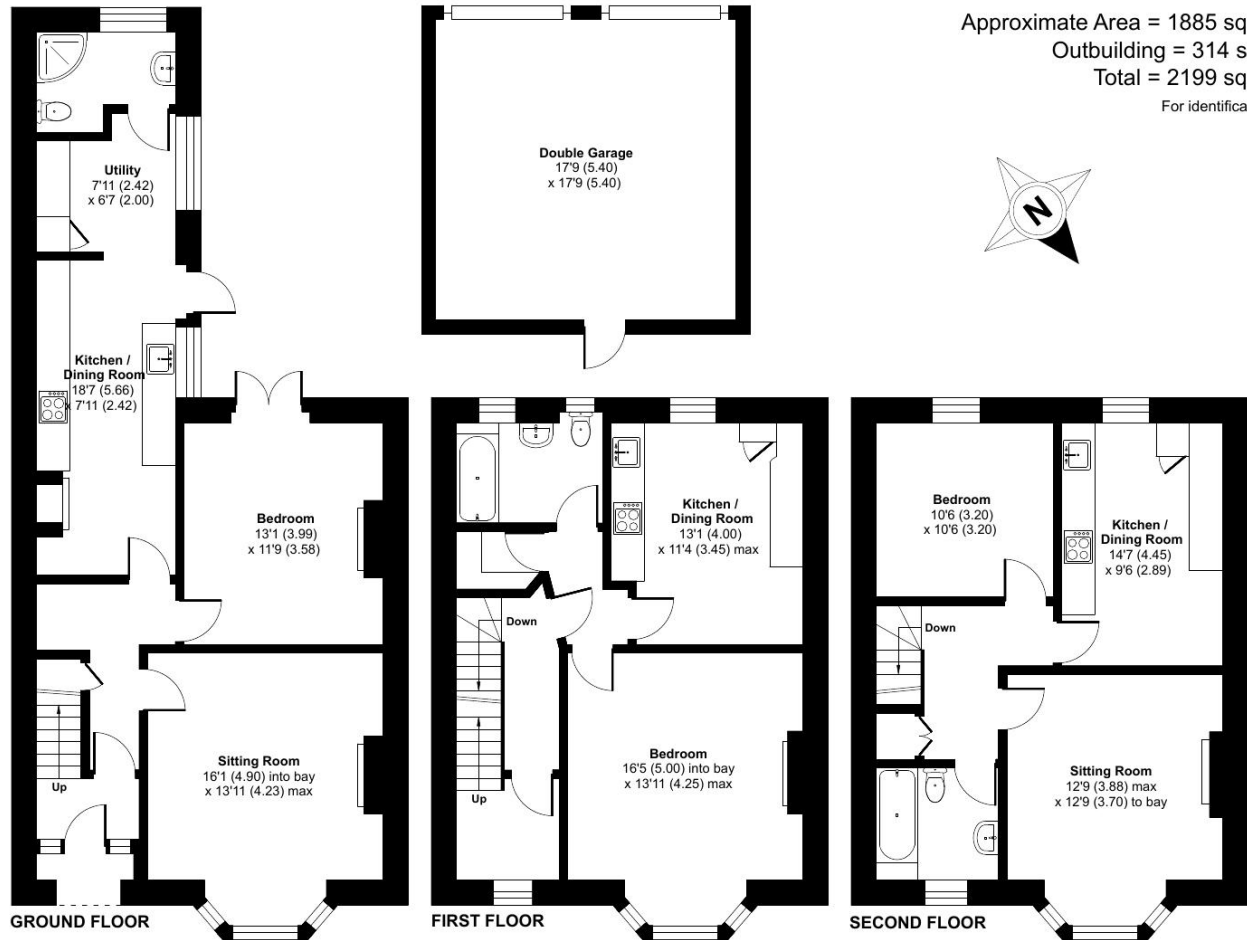
Somerset Road, Frome, BA11

Approximate Area = 1885 sq ft / 175.1 sq m

Outbuilding = 314 sq ft / 29.1 sq m

Total = 2199 sq ft / 204.2 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). © ntechcom 2025. Produced for Cooper and Tanner. REF: 1367371



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