

5 Mount Pleasant,

Frome, BA11 5BA



£375,000 Freehold

A fantastic opportunity to purchase a beautiful end-terraced home close to the centre of Frome. There is a small supermarket, laundrette and café within a minutes walking distance of the house.

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 3  1  1 EPC D

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DESCRIPTION

This charming Grade II listed end-of-terrace cottage presents an attractive stone façade and offers a wonderful blend of period character and comfortable living, set in a convenient position within the town. With generous gardens, off-road parking and a wealth of original features, the property represents a delightful opportunity to acquire a characterful home offered to the market with no onward chain.

Approached from the road via a small gate, the garden sits to the front of the cottage, creating an appealing first impression. The front door opens into a welcoming entrance hallway with stairs rising to the first floor. Positioned at the front of the property is a particularly impressive living room, a beautifully proportioned space rich in period charm. A substantial inglenook fireplace with wood burning stove forms a striking focal point, complemented by feature exposed brickwork that enhances the cottage's character. The room is filled with natural light thanks to large sliding doors that open directly onto the front garden, as well as an additional side window, creating a bright and inviting space ideal for both relaxing and entertaining. Double doors lead through to the kitchen/dining room which spans the rear of the property. This sociable and practical space offers a generous range of floor-mounted units with ample worktop space wrapping around the room. Finished with terracotta tiled flooring and cottage-style cabinetry, the kitchen has a warm and homely feel. Two large windows overlook the rear garden, while there is plenty of space for a family-sized table and chairs, making it a natural hub of the home. There is also space for freestanding appliances and a door leading directly out to the rear garden and parking area, particularly convenient when bringing in shopping.

On the first floor are two comfortable bedrooms along with the

family bathroom. The bathroom is fitted with a charming white suite including an over-bath shower and traditional scalloped detailing, in keeping with the cottage's character. The second floor provides the largest bedroom within the house, offering a bright and versatile space with a built-in wardrobe. A useful storage cupboard is located on the landing just outside the room, providing additional practical storage.

OUTSIDE

Externally, the property enjoys gardens to both the front and rear. The smaller rear garden is enclosed and features a lawned centre with mature planted borders, creating a pleasant outdoor space. Beyond this lies off-road parking for one vehicle, which could potentially be expanded subject to the usual consents. The majority of the garden lies to the front of the property, where a larger lawned area with established planting and raised beds provides excellent scope for further landscaping or for a keen gardener to create a personalised outdoor retreat.

AGENT'S NOTE

Cooper and Tanner would like to make any potential buyers aware that there is a right of way across the front of the property for access to the neighbouring property.

ADDITIONAL INFORMATION

Gas, electric and solid fuel heating. All mains services 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.





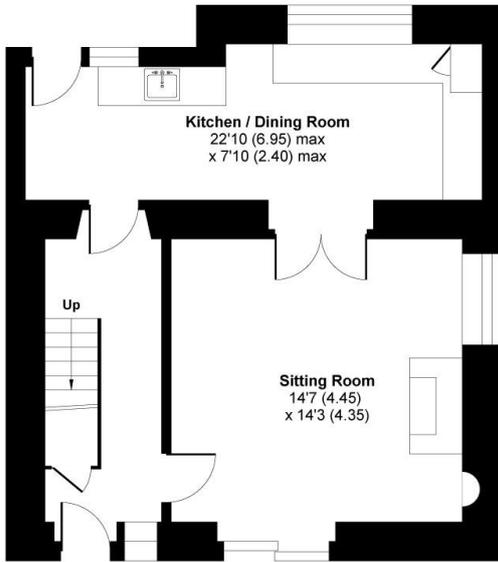
Mount Pleasant, Frome, BA11

Approximate Area = 1097 sq ft / 101.9 sq m

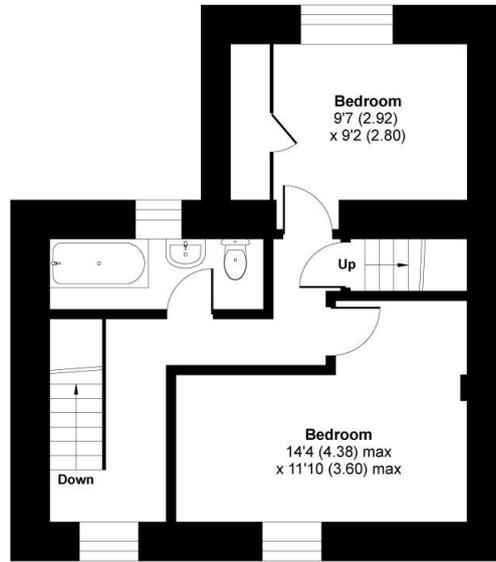
Limited Use Area(s) = 34 sq ft / 3.1 sq m

Total = 1131 sq ft / 105 sq m

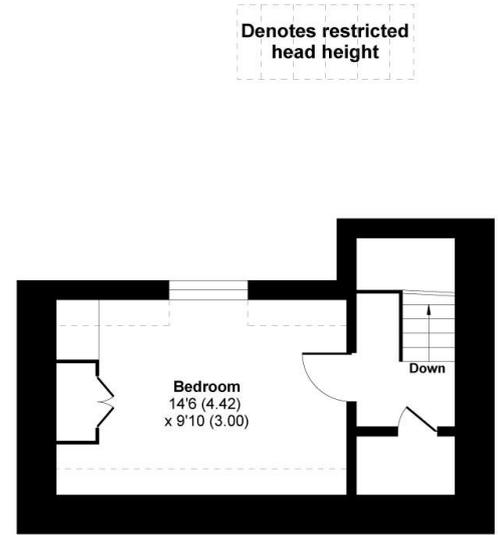
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Denotes restricted head height

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: 1430934



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