

17 Innox Hill,

Frome, BA11 2LW



£399,950 Freehold

Nestled in the sought-after area of Innox Hill, this delightful two/three-bedroom period property offers the perfect blend of traditional charm and period features. Set on an elevated position with picturesque views, 17 Innox Hill is a rare find, ideal for those looking for a serene countryside retreat with the convenience of town life nearby.

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DESCRIPTION

This delightful two/three-bedroom mid-terraced former weavers cottage, dating back to the 1820's, is tucked away in one of Frome's most picturesque and historic areas. Accessible only by foot, the property offers a serene and peaceful setting, ideal for those seeking a quiet lifestyle while being within walking distance of the town centre.

Dating back to the 1800s, this charming cottage's front door leads into a lounge with many historic features, a sash windows to the front, flagstone floors, stone fireplace with a wood burning stove, shelves and cupboards to the side, an under stairs storage cupboard, and staircase rising to the first floor.

The kitchen/dining room includes a porcelain double bowl butler sink and wooden work surfaces, cupboards beneath, space and plumbing for a washing machine and slim-line dishwasher, further base and wall cupboard units and a gas-fired Aga within a recess.

The Rayburn was replaced with an Aga eight years ago. A part-glazed stable door leads to a courtyard garden.

The first floor hosts an open-plan room currently used as a yoga studio, which could be divided to create a private third bedroom, along with a bedroom and bathroom. a painted wood floor, original fireplace recess with a wood burning stove, window to the front and staircase rising to the second floor formerly used for the looms,- now a nice sized bedroom.

OUTSIDE

The front garden, on the south-eastern side, is mainly laid to lawn with seating areas and mature trees, bushes and shrubbery. The rear courtyard garden offers far-reaching views.

ADDITIONAL INFORMATION

No central heating.
Aga and two wood burners.

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.

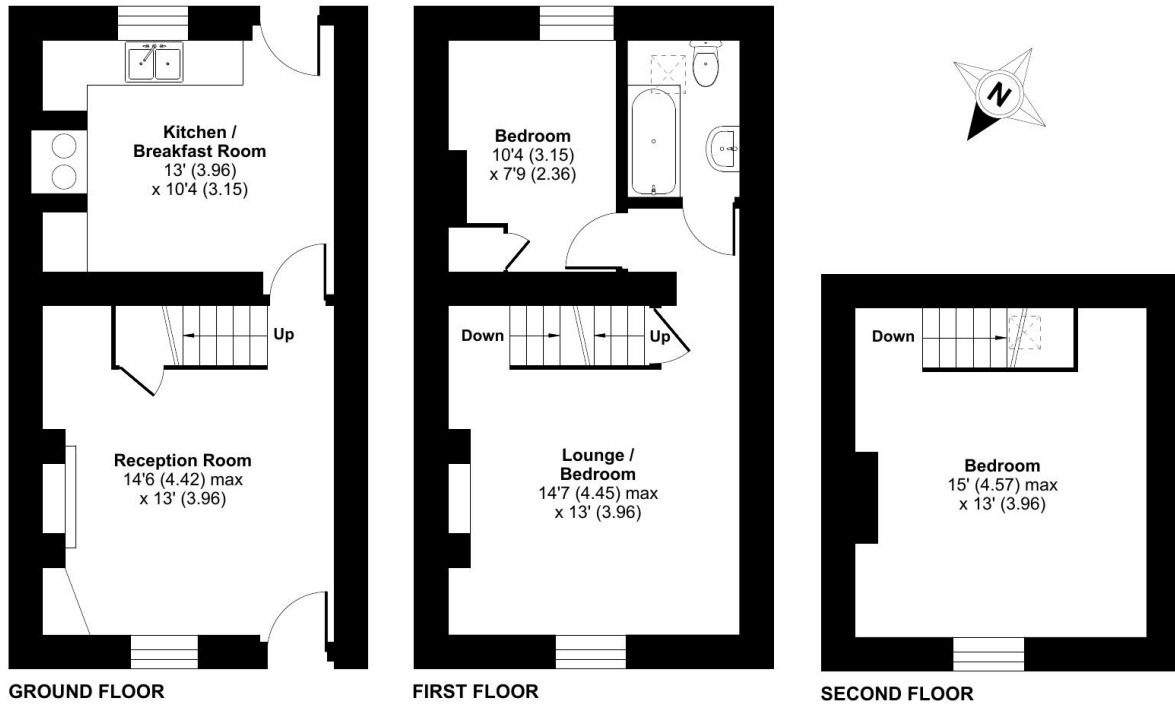




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Approximate Area = 882 sq ft / 81.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1194327



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