



Mount Grange, 25 Bath Road, Frome

Guide price £1,500,000 Freehold

COOPER
AND
TANNER



Mount Grange

25 Bath Road

Frome BA11 2HJ

 5/6  4  5 EPC E

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DESCRIPTION

Constructed in 1901, Mount Grange is a substantial and impressive double-fronted Victorian villa set back from the road, enjoying a rare sense of privacy close to the town centre. The home features a wealth of original period charm with high ceilings, generous room proportions and intricate architectural details, as well as a tennis court, large detached annexe and permission to extend into the loft to create further accommodation if required.

Mount Grange is approached via its own private drive leading to ample parking. Steps ascend to the front entrance opening into an impressive vestibule. The hallway is adorned with beautifully preserved Victorian encaustic tiles and a sweeping staircase, setting the tone for the rest of this magnificent property.

There are two elegant dual-aspect reception rooms to the front, each featuring sash bay and side windows, original shutters, cornicing & picture rails, impressive fireplaces and wooden flooring.

A formal dining room, with mahogany fireplace, to the rear provides the perfect setting for hosting dinner parties, while the eat-in country style kitchen is a true highlight. This warm and inviting space features an iconic AGA range cooker, traditional cabinetry, honed granite worktops and plenty of room for relaxed family dining. The large utility room which is accessible directly from the kitchen, garden and drive, also has a separate shower room and gardener's WC.

Practicality continues to meet style with a striking double roomed cloakroom featuring a statement basin on a marble-topped Victorian washstand and original leaded glass screens. Leading directly off the hall, a conservatory with terracotta tiled floor enjoys views across the rear garden.

From the spacious first-floor landing, are four/five, well-proportioned double bedrooms with high ceilings and an abundance of natural light. The dual-aspect master bedroom enjoys an ensuite shower room, whilst the newly completed stunning main bathroom, a further shower ensuite and a laundry room, service the remaining bedrooms. The current owners have chosen to combine bedrooms 4 & 5 to make a bedroom/sitting room, while retaining the option for easy reinstatement.

ANNEXE

Beyond the main house, a detached annexe of over 500 sq ft provides great versatility. This stylish, currently single storey, space soars open to the gables with apex windows, bi-fold and French doors, a HETA 900 Scanline wood burner

and industrial style fixtures and fittings. It is ideal for use as a home office, artist's studio or guest accommodation being self-contained with its own kitchenette and bathroom.

OUTSIDE

The grounds are equally impressive. To the front of the property lies a full-size tennis court and extensive parking for more than 6 vehicles. The rear garden is a tranquil retreat, mostly laid to lawn, with numerous places for outside dining, including a stone & marble cooking area to the rear of the annexe.

ADDITIONAL INFORMATION

Recent improvements include the complete re-roofing in slate of the main house and utility, the erection of the annexe, the remodelled main bathroom and cloakroom, and yet there is still room to make one's own mark with extant full planning consent to create a magnificent master suite on the 2nd floor of the main house, a garden room to the rear and the creation of an upper floor to the annexe. (See Mendip Planning Ref: 2018/0199/HSE & 2019/0718/VRC).

LOCATION

Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset.

Its popularity has surged in recent years: having been named one of the best places to live in the UK thanks also to its thriving cultural scene and beautiful countryside. The Frome Independent, a monthly market showcasing local artisans and food producers has helped put Frome on the map, attracting over 80,000 visitors annually.

Frome boasts many independent cafes & boutique shops, a sports centre, a choice of pubs, local junior, middle and senior schools, several theatres and a cinema. Private schools can be found in Wells, Bath, Warminster, Cranmore, Beckington, Glastonbury and Street.

Transport links are very good. A mainline railway service runs direct services from Frome to London Paddington (around 86 minutes). Access to the national motorway network is via the A303 (M3) and Bristol Airport is less than 30 miles away.











Local Information: Frome

Local Council: Somerset

Council Tax Band: G

Heating: Mains gas, electric and solid fuel heating

Services: All mains services are connected

Tenure: Freehold



Motorway Links

- A303, A36
- M4, M5



Train Links

- Frome, Westbury, Bath, Warminster



Nearest State Schools

- Frome, Mells, Shepton Mallet, Trowbridge, Warminster, Wells, Writhlington

Nearest Private Schools

- All Hallows, Bath, Beckington, Downside, Millfield, Warminster, Wells

Bath Road, Frome, BA11

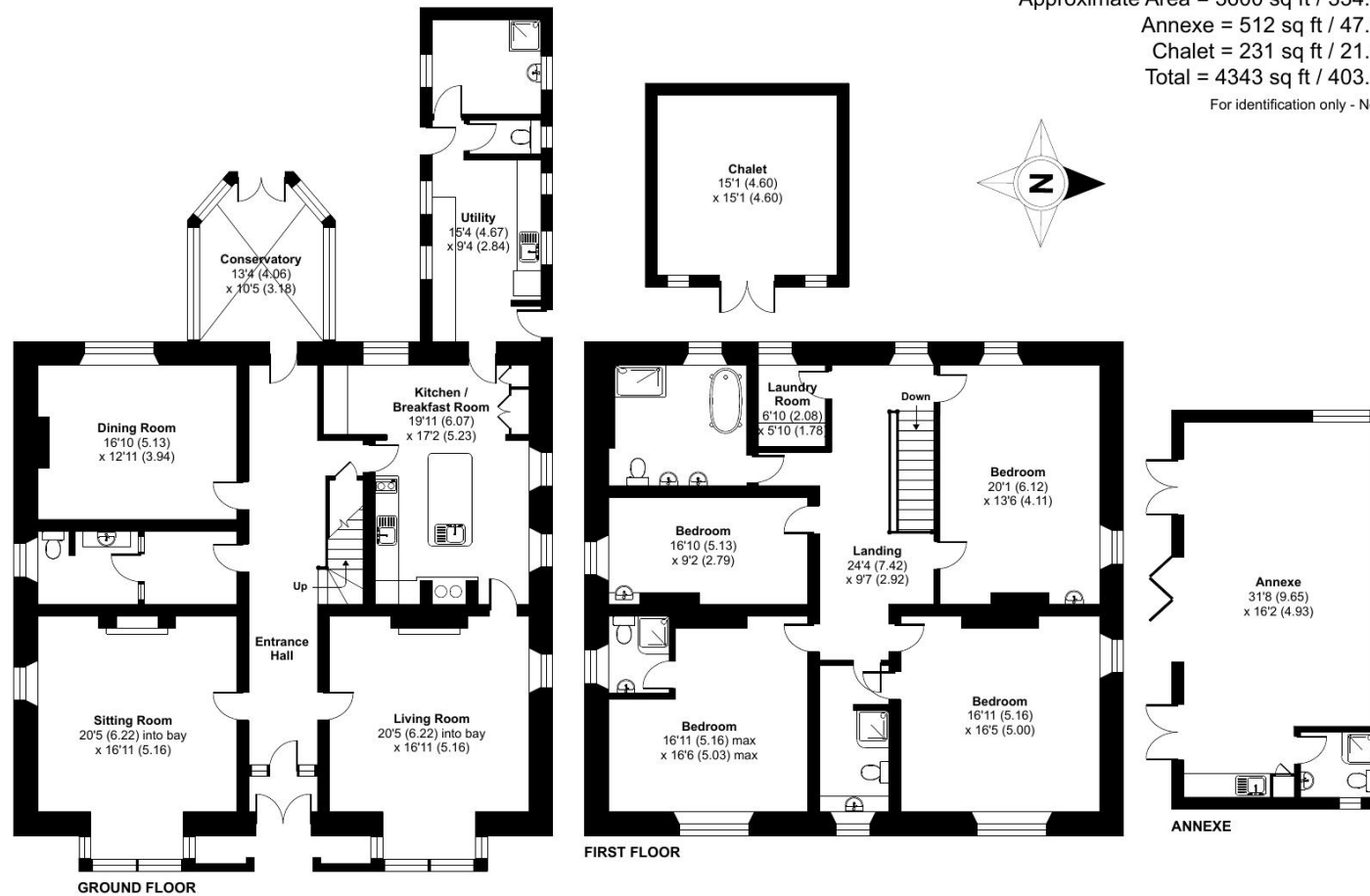
Approximate Area = 3600 sq ft / 334.4 sq m

Annexe = 512 sq ft / 47.6 sq m

Chalet = 231 sq ft / 21.4 sq m

Total = 4343 sq ft / 403.4 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). © nitchcom 2024. Produced for Cooper and Tanner. REF: 1218553

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