



Mount Grange, 25 Bath Road, Frome

£1,600,000 Freehold

COOPER
AND
TANNER



Mount Grange, 25 Bath Road Frome, BA11 2HJ

 5/6  4  5 EPC E

£1,600,000 Freehold

DESCRIPTION

Offered to the market for the first time in more than 15 years, Mount Grange is an impressive double-fronted Victorian villa set back from the road, enjoying a rare sense of privacy, and yet within easy walking distance of the town centre. The property features a wealth of original period features commensurate with the era including high ceilings, generous room proportions and intricate architectural detailing.

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 the property.

There are two elegant dual-aspect reception rooms to the front, each featuring sash bay and side windows, original shutters, 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, granite worktops and plenty of room for relaxed family dining.

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 screen and door.

A conservatory with terracotta tiled floor completes the selection of living space with views across the garden.

On the first floor, leading off the spacious landing, are four/five, well-proportioned double bedrooms with high ceilings and plenty 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 separate 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.

UTILITY

The large utility room which is accessible directly from the kitchen, garden and drive, also has a separate shower room and gardener's WC.

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. A wooden chalet provides a further multipurpose space.

ANNEXE

Beyond the main house, a separate annexe of over 500 sqft provides great versatility. This stylish, currently single storey, space soars open to the gable 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.

Recent improvements include the complete reroofing 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 if desired (Mendip Ref. No: 2018/0199/HSE & 2019/0718/VRC).

Properties of this size and calibre are rarely available in Frome, so early viewings are recommended.

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.

Private schools can be found in Wells, Bath, Warminster, Cranmore, Beckington, Glastonbury and Street.

Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.











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

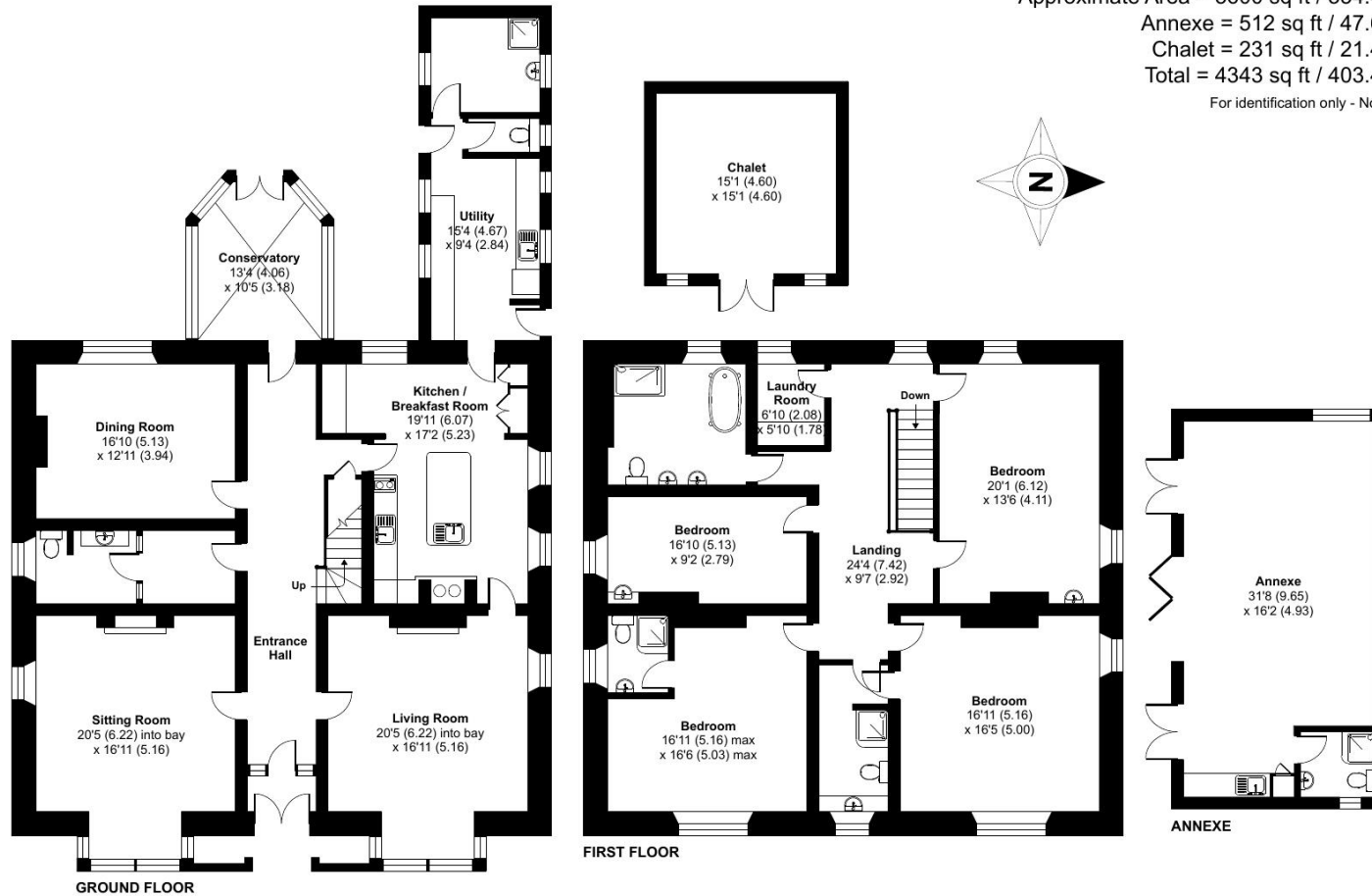
- Frome, Mells, Shepton Mallet, Trowbridge, Warminster, Wells, Writhlington

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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