

# 1 The Malthouse,

Frome, BA11 1BG



Offers in the region of £620,000 Freehold

Set right in the heart of Frome's historic center, this impressive Grade II listed five-bedroom Regency townhouse occupies a sought-after position on Willow Vale, moments from the town's independent shops, cafés and riverside walks. Offered to the market chain free.

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## OITRO £620,000 Freehold

### DESCRIPTION.

With its quietly elegant Regency frontage, The Malthouse and Maltings is a substantial and historically rich town house set along Willow Vale, a position that has been associated with industry and craft since the early 17th century. Built in 1810 by Thomas Balne on the site of earlier cottages once known as 3 Pilley Vale, the building was designed with both purpose and permanence in mind, providing malt for many of Frome's public houses while also accommodating the maltster and his family. Today, it remains an unusually complete example of its type, with the vast majority of original features intact, including shuttered sash windows, deep reveals, generous ceiling heights and well-proportioned rooms, all carefully preserved alongside extensive works undertaken by the current owners.

Approached from Willow Vale, a particularly attractive arched opening leads through to the front door, creating a sense of arrival and separation from the street. The door opens into an impressive entrance hall, a space of real presence with its breadth, height and natural light. From here, the plan of the house unfolds easily and logically. Double doors to the right open into the main living room, a beautifully proportioned space with two shuttered sash windows overlooking the river to the front. The room feels calm and grounded, with polished oak floorboards beneath the carpet and a striking open fireplace set within a detailed stone surround that forms a natural focal point. The symmetry of the windows and the depth of the shutters emphasise the building's Regency origins. Also leading from the entrance hall is the kitchen/dining room, a room that balances practicality with warmth. Fitted with a range of wall and base units and an integrated cooker and hob, the space also benefits from a pantry and ample room for a substantial table and chairs. Light enters from the rear, drawing the eye towards the garden, with a door opening directly onto the terrace beyond. A downstairs cloakroom is neatly positioned off the hall, completing the ground floor.

The first floor is arranged around a galleried landing, enhancing the sense of space and light throughout the house. Two well-proportioned double bedrooms are found on this level, each enjoying good ceiling heights and the solidity typical of buildings of this period. A family

bathroom and a separate shower room sit alongside, offering flexibility for both everyday use and visiting guests. The second floor is where the building's former industrial life becomes most apparent. The old kiln now forms a remarkable and versatile room, filled with natural light from a roof lantern above. Exposed wooden beams and exposed floorboards give the space a strong architectural character, making it equally suited as a principal bedroom, studio or workspace. Two further single bedrooms are also located on this floor, ideal for children, guests or home offices.

### OUTSIDE

To the rear, the gardens have been thoughtfully landscaped to create a series of defined yet connected outdoor spaces. Immediately behind the house is a paved seating area, well placed for dining and entertaining, with steps rising to a small lawn. Stone setts form a gentle pathway across the grass, leading to a second seating area tucked into the far corner of the garden, sheltered and private. Beyond the garden lies the Masonic Hall car park, accessed via a fob-operated electronic barrier. The current owners previously rented two parking spaces, and it is understood that a similar arrangement may be available for a new owner, subject to agreement. A house of real substance and presence, The Malthouse and Maltings offers a rare combination of architectural integrity, historical interest and flexible living space, all set within one of Frome's most characterful locations.

### 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.



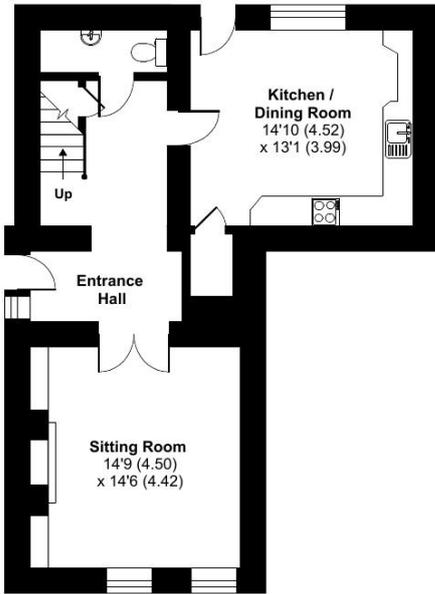
# Willow Vale, Frome, BA11

Approximate Area = 1762 sq ft / 163.6 sq m

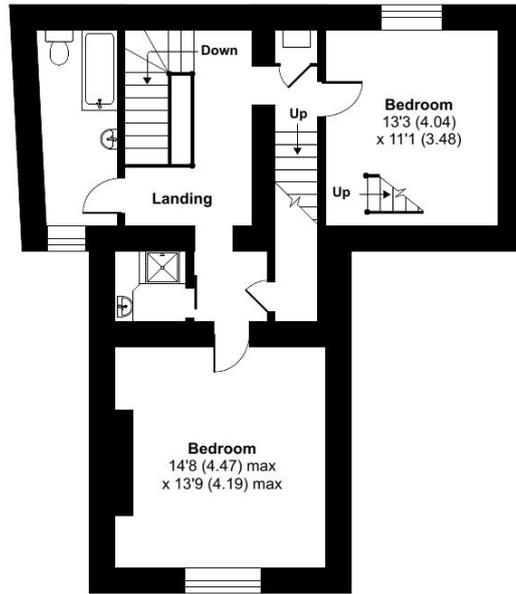
Limited Use Area(s) = 147 sq ft / 13.6 sq m

Total = 1909 sq ft / 177.3 sq m

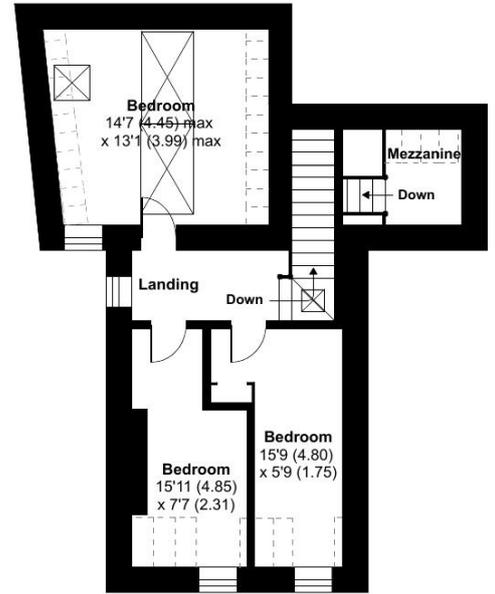
For identification only - Not to scale



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). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1382419



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