

Hillcrest, Packsaddle Way, Frome, BA11 2SZ

COOPER
AND
TANNER



OIEO £600,000 Freehold

A spacious four-bedroom detached home set along Packsaddle Way, backing onto open fields with exceptional countryside views. Featuring a 10m dual-aspect lounge, dining room, kitchen with utility, study, and four double bedrooms including a master with en suite and a room with roof terrace access. The property offers driveway parking, a double garage, and attractive gardens to the front and rear. Offered to the market chain free, with scope for light modernisation, an ideal family home in a desirable Frome location.

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DESCRIPTION

This spacious detached home along Packsaddle Way backs directly onto open fields and boasts superb far-reaching views across the surrounding countryside. The south facing property is approached via a generous driveway providing ample parking for several vehicles, along with a double garage. The front garden is mainly laid to lawn with established borders and a mature tree, offering an attractive and private setting.

A small entrance porch leads into a welcoming hallway, with a useful downstairs cloakroom. The ground floor accommodation is particularly impressive, featuring a wonderful dual-aspect sitting room measuring almost 10 m in length, with a large window to the front and sliding doors opening to the rear garden. Adjacent is a formal dining room, also with sliding doors leading out to the patio, perfect for entertaining and family gatherings. The kitchen, positioned to the rear of the home, enjoys lovely views over the garden and open countryside beyond, while a practical galley-style utility room offers excellent storage. There is also a small study, ideal for home working.

Upstairs are four double bedrooms, each well-proportioned and filled with natural light. The principal bedroom enjoys twin windows, a bank of built-in wardrobes, and an en suite shower room. Two further generous bedrooms also feature built-in storage and attractive outlooks. The fourth bedroom, slightly smaller in size, offers direct access onto a roof terrace, an idyllic spot from which to take in the

sweeping views towards the Orchardleigh Estate. A good-sized family bathroom, large linen cupboard, and airing cupboard complete the first floor.

OUTSIDE

The rear garden features a wide patio area running along the back of the house, ideal for outdoor dining and relaxation. Beyond lies a gently sloping lawn bordered by hedging, providing a perfect blank canvas for the keen gardener.

ADDITIONAL INFORMATION

Mains gas central heating plus two electric radiators. All mains services are connected.

LOCATION

The house is within easy reach of the town centre and its many independent cafés and boutique shops, including Rye Bakery, Projects Frome, Moo and Two, Frome Hardware, Little Walcot and Frome Reclamation Yard. Frome's popularity has surged in recent years; the town is routinely named one of the best places to live in the UK, thanks to its thriving cultural scene, historic architecture, and beautiful surrounding 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. Transport links are also very good. A mainline railway service runs direct services from Frome to London Paddington, with a journey time of around 86 minutes. Access to the national motorway network is via the A303 (M3) and Bristol Airport is less than 30 miles away.





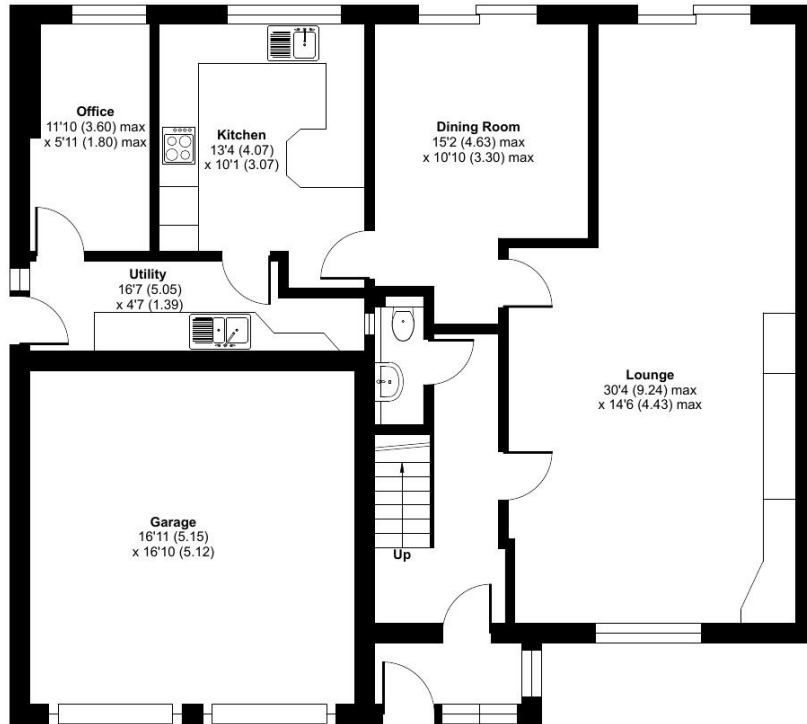
Packsaddle Way, Frome, BA11

Approximate Area = 1782 sq ft / 165.5 sq m

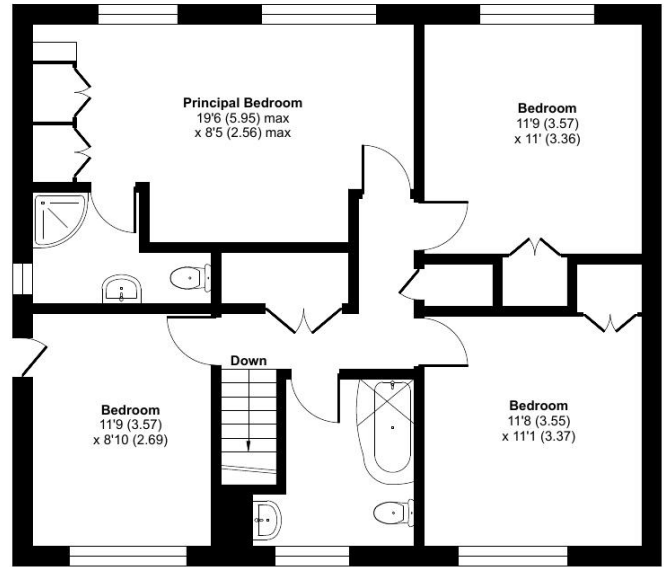
Garage = 278 sq ft / 25.8 sq m

Total = 2060 sq ft / 191.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2025. Produced for Cooper and Tanner. REF: 1373908



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