



Wallbridge Lodge, Wallbridge, Frome, BA11 5JX

£900,000 - £950,000 Freehold

COOPER
AND
TANNER



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 6  3  5 EPC E

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Description

Built in the 1930s, this extended and modernised detached family house enjoys an excellent plot with the added benefit of having a two-bedroom self-contained and detached bungalow within the grounds. A fantastic arrangement for multi-generation living and anybody wanting a family house with a separate income ready-made.

Set behind an electric gated entrance, a long driveway leads up to the house and the annexe and provides plenty of secure off-road parking. To the front of the house there are lawned gardens with a beautiful flower bed adding an array of colour, whilst a number of mature trees decorate the space and add privacy. The gardens wrap around the house providing a choice of seating areas to follow the sunshine. There is an outdoor swimming pool with outbuildings that have been used as changing rooms and a bar area, a wonderful party set up and great for large families. There is an attractive back garden which has been landscaped and in the far corner is a summer house with hot tub inside.

The main house provides a large light and airy entrance hall, a dual aspect living room with parquet flooring, an open fireplace and access out to the gardens and swimming pool via a set of bi-folding doors. The dining room is a great size dual aspect room also, this time with a wood burning stove taking centre stage.

The kitchen is a well-appointed and well-proportioned room with a range of units that are topped with granite worktops. There are a range of appliances, including a 'Range' style oven and a separate multi-fuel Rayburn. Also on the ground floor is a double bedroom with en-suite and a separate downstairs w.c.

On the first floor there are four bedrooms, all of which can take a double bed with ease. There is a beautifully finished family bathroom and an en suite shower room to the master.

The Bungalow

Presented in excellent order, having been renovated over recent years, there is an entrance hall, a large open plan living/kitchen/dining area with a stylish fitted kitchen and access out onto an enclosed private garden area. There are also two double bedrooms and two bathrooms, one of which is en-suite.

Location

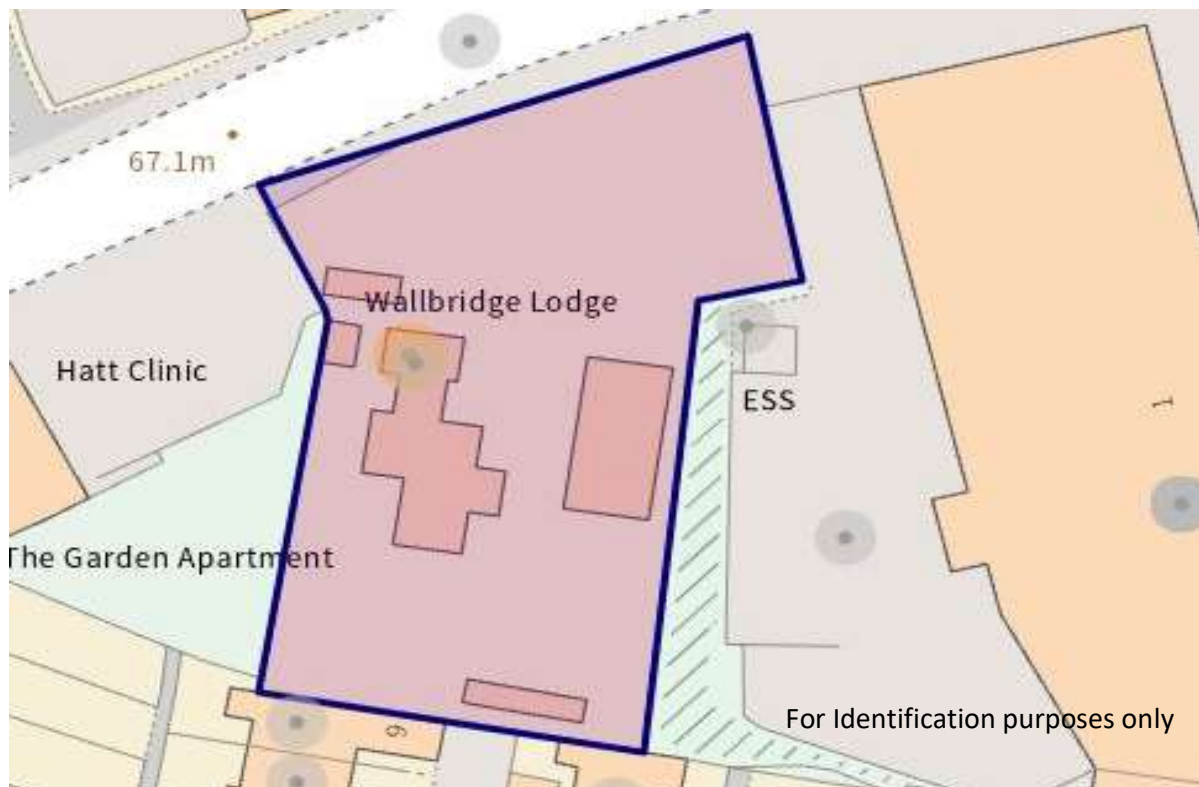
Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres, and a cinema. Private 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: Mendip

Council Tax Band: E

Heating: Mains gas

Services: All mains services connected

Tenure: Freehold



Motorway Links

- A303, A36
- M4, M5



Train Links

- Frome, Bath
- Warminster and Westbury



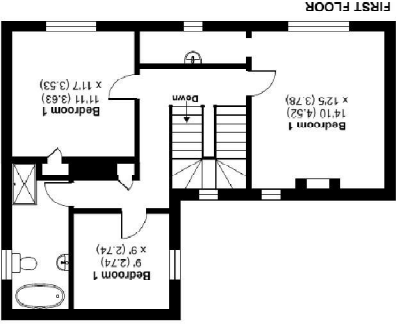
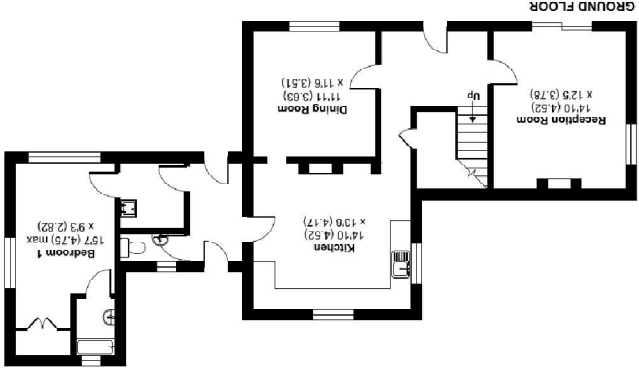
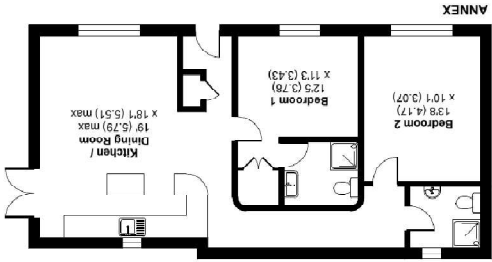
Nearest Schools

- Frome, Bath, Beckington, Bruton
- Street, Warminster and Wells

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Approximate Area = 1665 sq ft / 154.7 sq m
Annex = 814 sq ft / 75.6 sq m
Total = 2479 sq ft / 230.3 sq m

For identification only - Not to scale



RICS
Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchswm 2022.
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