



Wine Street House, Frome, BA11 1EN

£1,000,000 - £1,100,000 Freehold

COOPER
AND
TANNER



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 5  4  2 EPC N/R

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Description

Wine Street House is a handsome, Grade II* Listed Townhouse which is filled with history and character throughout. Believed to have been built in c1630 by John Sheppard, the house has evolved over time having been used as a museum, a school and is now a fabulous family home.

Throughout the house there are tall ceilings, picture rails, wooden floorboards, fireplaces, sash windows with window seats and working shutters and much more.

To the front of the house an attractive Georgian entrance porch leads you to the front door. Beyond, a spacious entrance hall provides access to the front two reception rooms, the kitchen, the cellar space and stairs rise to the first floor.

The first reception room (to the left hand-side) is used as a home office and is a great size with two sash windows to the front and a French (Godin) multi-fuel stove takes centre stage.

The living room and family room are the other side of the entrance hall and are linked, making an excellent light and airy open plan space with natural light on both aspects.

The living room is to the front of the house with two sash windows which also feature window seats to watch the world go by and working shutters. This room also has original Georgian panelling with built in storage and an arched wig cupboard. A Georgian cast iron fireplace is complete with an attractive marble surround. Oak floorboards run under foot.

A set of double doors lead to the family room which is another fantastic size and offers French doors to the gardens, whilst another French (Godin) wood burner provides a romantic setting for the evenings.

The kitchen is located towards the back of the house and is very well appointed with a range of wall and base units, granite worktops and plenty of built in storage. There is a gas fired Rayburn in addition to an independent oven with hob. A free-standing island, topped with oak worktops, provides further storage. An opening from the kitchen leads into a stunning dining area extension (listed planning permission and the correct sign off was carried out) which has created a brilliant space to entertain, host dinner parties and enjoy family living.

This space is complete with tall ceilings, lots of natural light and doors open onto the attractive and cleverly landscaped walled gardens. Off this space is also a utility room with storage and plumbing for utilities.

From the entrance hall, a door under the stairs give access to the cellar which includes two rooms with vaulted ceilings, providing excellent storage and the potential to convert, should someone require more space.

On the first floor a half landing features French doors which open onto a balcony looking over the garden, the perfect space to unwind and enjoy a morning coffee or a place to read. The bathroom is an exceptionally large space which has been completely revamped by our current vendors and now offers a centrally placed bath with a separate double shower. There are three very large double bedrooms, all of which have lovely large sash windows, fireplaces and tall ceilings.

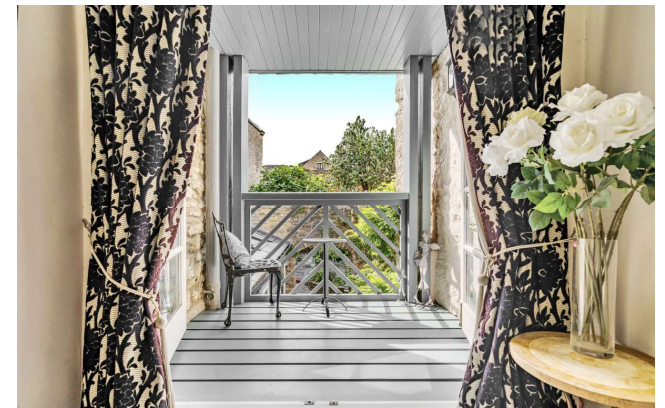
On the second floor there are two further double bedrooms and a second bathroom. The master bedroom is an impressive dual aspect 24' x 12' area with lots of natural light and a door into the separate dressing room/study/nursery, which is also dual aspect, spacious and with exposed beams and fitted storage.

Outside

The gardens lie to the back of the house, having been cleverly landscaped and now offering a peaceful, pretty area to enjoy. Adjoining the doors from the dining/garden room there is an attractive stone laid patio seating area which is perfect for Al-fresco dining and summer barbeques. A stone archway leads to the main garden beyond which is walled and full of attractive plants and shrubs. There are two mature Fig trees and a timber-built children's playhouse which is fitted with power and light.

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.











Local Information Frome

Local Council: Somerset

Council Tax Band: to be confirmed

Heating: Gas central heating

Services: Mains water, drainage, gas and electric

Tenure: Freehold



Motorway Links

- A303, A36
- M4, M5



Train Links

- Frome, Bath,
- Warminster and Westbury



Nearest Schools

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

Wine Street, Frome, BA11

Approximate Area = 3437 sq ft / 319.3 sq m

Limited Use Area(s) = 141 sq ft / 13 sq m

Total = 3578 sq ft / 332.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Cooper and Tanner. REF: 999903

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