

10 Vallis Way, Frome, BA11 3BD

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AND
TANNER



OIEO £700,000 Freehold

A handsome double fronted 17th Century Grade II listed house with flexible accommodation across four floors in addition to a self-contained studio/Airbnb in the garden. Popular part of Frome just a hop, skip and a jump from Catherine Hill.

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 4  2  3 EPC N/R

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DESCRIPTION

This handsome Grade II listed 17th century family home has been well loved and well maintained and offers extensive living accommodation arranged over four floors and has the added benefit of offering a large, well equipped outbuilding which is insulated and has underfloor heating - ideal as a guest suite or separate office space!

You enter the home via a private access gate that leads you through the landscaped gardens at the front of the property. To the front door opens up into the spacious entrance hall which boasts beautiful parquet flooring and offers access to the lounge which benefits from being dual aspect, enabling the entire room to be naturally light throughout. There is a wood burner and surround taking centre stage.

Off of the hallway, there is a separate reception/dining room with a large sash window to the front, overlooking the beautiful garden and, from here, there are flagstone steps leading down to the lower ground floor where you will find the open plan kitchen/diner which has a range of stylish wall and base units and integrated appliances, such as dishwasher and fridge freezer.

From the hall on the ground floor, there is a WC with wash hand basin.

Stairs rise from the ground floor to the first floor, where you are presented with two generously proportioned double bedrooms, with Bedroom 1 benefitting from a large en suite shower room, with WC, double wash hand basin and large shower.

On the second floor, there are two further bedrooms and a family bathroom. Both bedrooms are a generous size and are naturally light. The family bathroom is very stylish, with bath tub, separate shower, WC and wash hand basin.

OUTSIDE

There is a beautifully landscaped garden which lies predominantly to the front and side of the property with a lovely lawned area to the front which is bordered by flower beds and this in turn is bordered by a beautiful stone wall, providing you with a great deal of privacy. To the side of the property, you are lead via a quaint path to a fantastic seating/barbeque/social area - ideal for those summer garden parties! From here, you have access to the large outbuilding which is a wonderfully flexible space, well insulated and benefits from underfloor heating and power. This has been previously utilised as an office/hangout/guest bedroom with Wifi. There is further access to a storage area which has a 'secret' door which in turn leads into the garage.



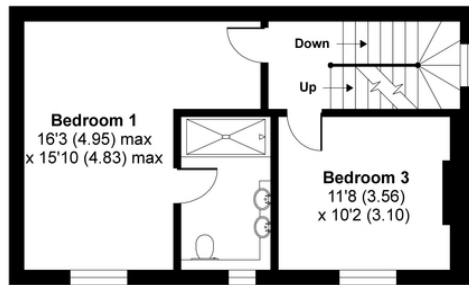




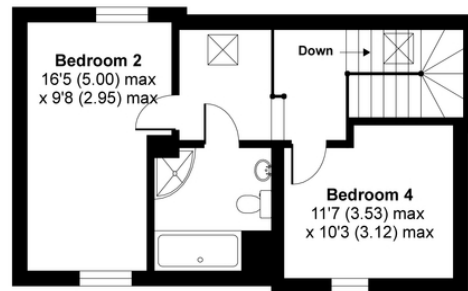
Vallis Way, Frome, BA11

Approximate Area = 1691 sq ft / 157.1 sq m
Outbuilding = 491 sq ft / 45.6 sq m
Total = 2196 sq ft / 204 sq m

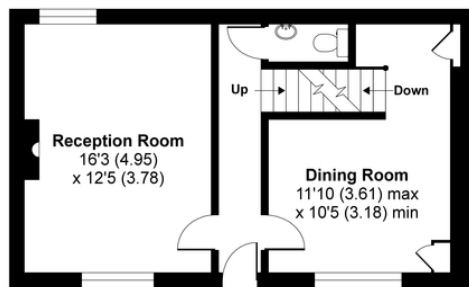
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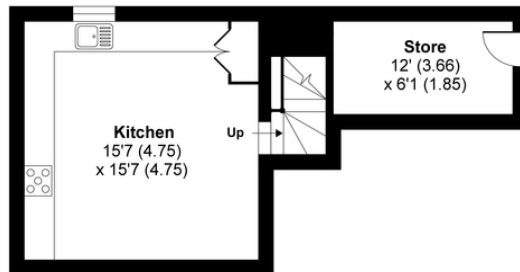
FIRST FLOOR



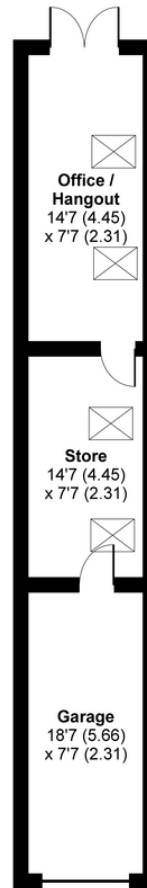
SECOND FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Cooper and Tanner. REF: 716078

FROME OFFICE

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