



Pembroke House, 9 Catherine Street, Frome BA11 1DB

OIEO £610,000 Freehold

COOPER
AND
TANNER



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Pembroke House is an elegant, double-fronted, five-bedroom Georgian terraced house that exudes timeless charm and character, complete with tranquil courtyard garden and sun-trap terrace. Located on the highly sought-after Catherine Street, the property seamlessly blends period features with modern comforts, offering a perfect retreat in this vibrant town.

High ceilings, large sash windows, and original fireplaces add to the home's authentic Georgian appeal. The two well-proportioned reception rooms on either side of the entrance hallway offer versatile living spaces, perfect for entertaining or creating a cosy family atmosphere. The well-appointed kitchen overlooks the garden and features modern appliances, ample storage, and a generous dining area, making it a central hub for family life.

The front door leads into an inner entrance and then through to the main entrance hall. This is a lovely space with exposed wooden floorboards, exposed stone walls and it provides access to the two reception rooms, the cellar, the kitchen/diner, the study and the utility room with downstairs w.c.

The living room is at the front of the house with a large pair of sash windows filling the space with light. There are attractive exposed wooden floorboards, wood panelling and a wood burning stove takes centre stage.

The dining room is a good size with plenty of room for a table and chairs. The room features double sash windows and an impressive flagstone floor.

The kitchen/breakfast room is a good size and open planned in arrangement, ideal for families and anybody who enjoys entertaining. There are a range of wall and base units, integrated appliances, a door into the beautiful walled gardens

and space for a table and chairs. The study is a very naturally light, well-proportioned room that could suit a variety of uses and enjoys a door into the rear gardens. There is also a downstairs w.c.

On the first floor there are three bedrooms (the Principle bedroom includes an en-suite bathroom with separate walk-in shower and a separate dressing room), a separate family bathroom and a first-floor sun terrace.

On the second floor there are a further two, good size double bedrooms and a shower room.

OUTSIDE

At the rear of the house, you'll find a beautifully maintained courtyard garden, offering a tranquil outdoor space for al fresco dining or relaxation. The walled garden provides a private sanctuary, with mature shrubs and plenty of room for potted plants, creating a delightful oasis in the town centre.

LOCATION

Catherine Street is situated just off Catherine Hill in central Frome, in the conservation area and is within walking distance to Badcox which offers a range of shops, including restaurants, a bakery and a butcher. Frome's Catherine Hill is just a minute's walk away and is one of the town's many landmarks. The train station is approximately a twenty-minute walk away, in addition to bus stops being close by.

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: D

Heating: Mains gas central heating.

Services: Mains electricity, water and drainage.

Tenure: Freehold.



Motorway Links

- A303, A36
- M4, M5



Train Links

- Bath, Bristol, Paddington and Waterloo
- Westbury



Nearest Schools

- There are a wide range of nurseries, first and middle schools within Frome, in addition to Frome College.
- Warminster and Wells



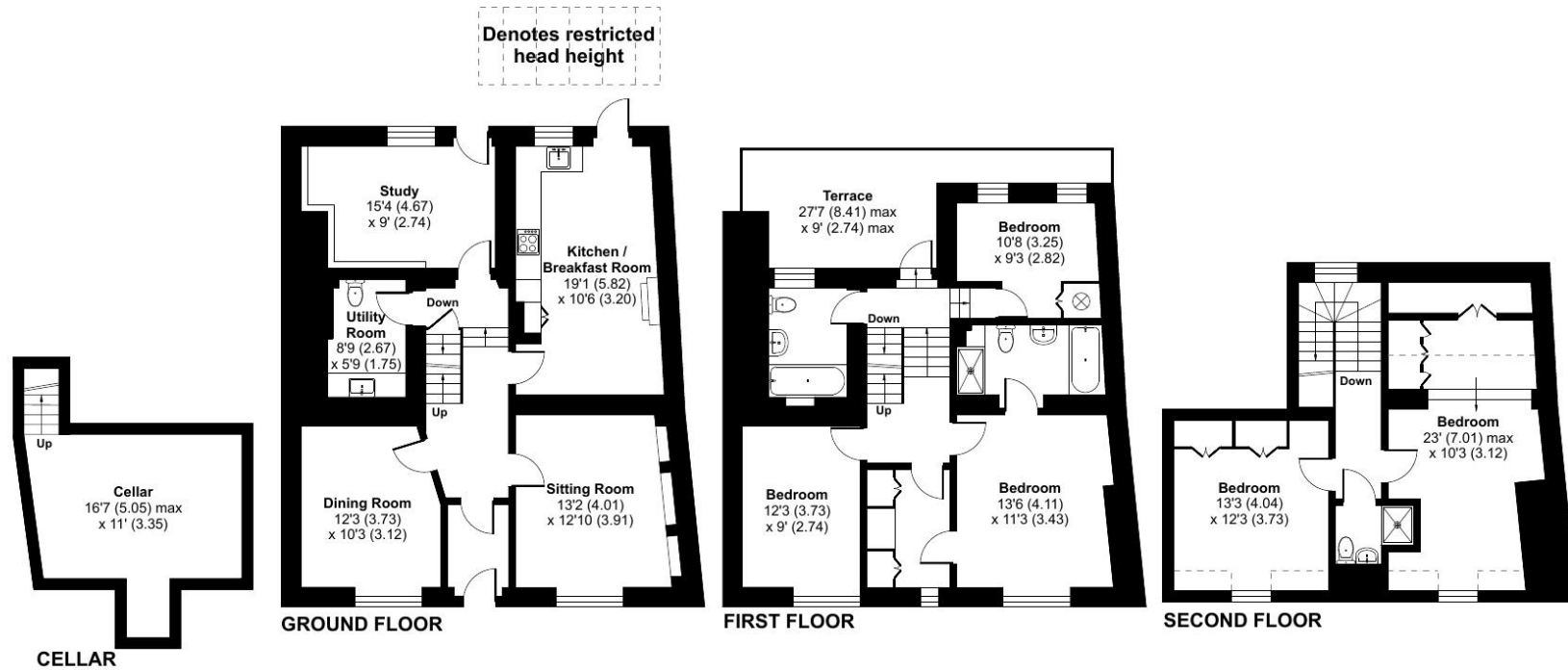
Catherine Street, Frome, BA11

Approximate Area = 2324 sq ft / 215.9 sq m

Limited Use Area(s) = 86 sq ft / 7.9 sq m

Total = 2410 sq ft / 223.8 sq m

For identification only - Not to scale



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