

# 30 Vicarage Street, Frome, BA11 1PU

COOPER  
AND  
TANNER



Guide £565,000 Freehold

A beautiful, double fronted, three bedroom detached family home situated within the heart of Frome town offering ample and open-plan living accommodation, and generous bedrooms.

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## DESCRIPTION

Just a thirty second walk from the town centre is this handsome, double fronted, three bedroom detached family home offering open-plan living accommodation, a stylish and bespoke kitchen and three generous bedrooms.

You enter the home into a small lobby area, which opens up into the main living space which runs the full width of the house and is laid with solid oak flooring. There are fireplaces at both ends and cast-iron radiators in both seating areas. One fireplace benefits from a wood-burning stove and the other is an open fire - offering a charming focal point to this section of the room.

The main living space flows seamlessly through a large opening, into the spacious kitchen/dining room. The dining area is the perfect space for entertaining, with a double height glazed roof above, flooding the area with light. The kitchen/dining area benefits from slate flooring with underfloor heating and plenty of base units topped with solid oak worktops - providing plenty of preparation space and storage below. There is an integrated oven, induction hob, dishwasher and washing machine. At the far end of the kitchen is access to a useful utility area/pantry, providing even more storage!

## OUTSIDE

The front of the house is set back from Vicarage Street with a pretty, walled garden. A cast iron gate opens into the garden and leads up to the front door. A landscaped garden is situated to the rear of the property and has recently had the lawned area re-laid. There is a patio seating area and a border of raised flower beds. A charming stone wall encloses the back of the garden and provides total privacy.

## AGENT'S NOTE

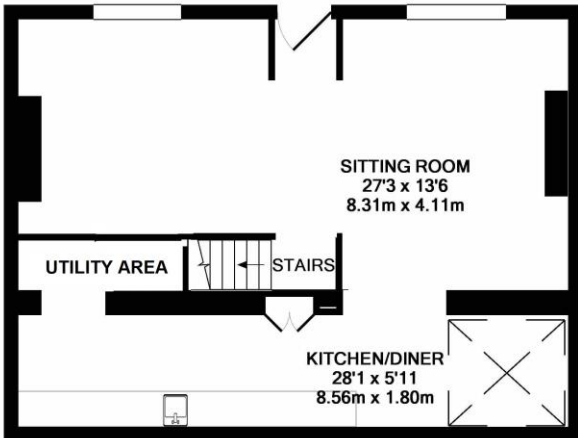
This is a rare, detached property in Frome's conservation area. If you are attracted to the aesthetics of older houses but want something low maintenance and central, this could be the property for you!

## LOCATION

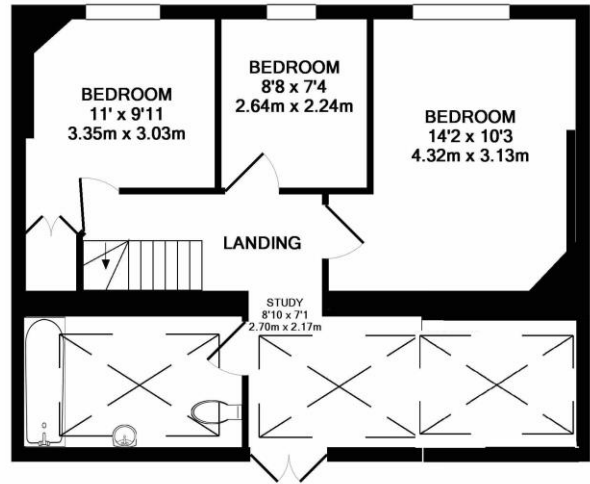
Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres, and a cinema. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.







GROUND FLOOR  
APPROX. FLOOR  
AREA 528 SQ.FT.  
(49.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 498 SQ.FT.  
(46.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1026 SQ.FT. (95.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## FROME OFFICE

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