



Fullbrook, 2 Friggie Street, Frome, BA11 5LH Offers in Region of £965,000 Freehold

COOPER
AND
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Fullbrook, 2 Friggle Street, Frome, BA11 5LH

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OIRO £965,000 Freehold

Description

Situated along one of Frome's most desirable addresses, this charming detached country cottage on Friggle Street occupies an exceptional setting, approached along a quiet lane and set within approximately 2.4 acres of beautifully established gardens and grounds. The property offers a rare opportunity to acquire a home in such a coveted position, where the true appeal lies not only in the cottage's character but in the remarkable space and potential that surrounds it.

The approach is immediately enchanting. An iron gate opens onto a sweeping gravel driveway, which curves gracefully through the garden towards the cottage. The drive is lined with seasonal daffodil borders, mature trees and planted beds, creating a picturesque arrival that feels both private and welcoming. The driveway provides ample parking for several vehicles, complemented by an open two-bay carport, with additional workshop and storage space nearby. The cottage itself is quintessentially English in character, with a warm and inviting interior that celebrates its traditional features.

Entry is via a traditional porch, leading directly into the family room, a delightful space full of charm with exposed beams, original brickwork and an iron stove set as the focal point. Built-in shelving within the alcoves enhances the cottage feel, while the staircase rises gently to the first floor.

From here, the accommodation flows naturally into the sitting room, where two front-facing windows frame views of the garden and the lane beyond. A log burner set against a striking exposed stone feature wall creates a cosy and atmospheric space, ideal for quieter evenings. Double doors lead through to the open-plan kitchen and dining room, which extends across the rear of the property. This is a wonderfully light-filled space, particularly within the dining area, where three sets of double doors open onto the garden beneath a vaulted ceiling punctuated by three skylights. The result is a bright and uplifting room that draws the outside in and offers an ideal setting for entertaining or family gatherings. The kitchen is fitted with an excellent range of country-style units and generous worktop space, centred around a peninsula unit which allows for informal dining and sociable cooking. Beyond the kitchen is a useful utility area, and at the far end of the house a triple-aspect study enjoys garden views and direct access outside, with an adjoining WC, making it a particularly pleasant space for home working.

Upstairs, the first floor provides three bedrooms, including a master bedroom overlooking the garden with its own ensuite shower room. A further double bedroom and single bedroom face the front of the property and are served by a family bathroom, arranged around a generous central landing. As is often the case with cottages of this era, the first floor accommodation is modest in scale, though it presents an exciting opportunity for a new owner to reimagine and enhance the layout, subject to the necessary consents.









Outside

Externally, the grounds are a truly defining feature of the property. The gardens extend to over two acres, offering a mixture of lawned areas, mature planting and open space with far-reaching views across uninterrupted rolling countryside. For those with horticultural ambitions, the setting provides an exceptional canvas to cultivate a truly remarkable garden. Alongside the house sits an impressive greenhouse, perfect for keen gardeners, while close to the carport is a large workshop and store, providing valuable practical space for hobbies, projects or further storage.

Altogether, this delightful cottage offers the rare combination of character, privacy and significant grounds in one of Frome's most sought-after locations. With its idyllic rural atmosphere yet close proximity to the town, the property represents a wonderful opportunity to create a truly special home. There may also be scope to extend or reconfigure the property, subject to the necessary planning permissions, allowing a future owner to fully realise the potential of this exceptional setting.

Location

Friggle Street lies on the outskirts of Frome, which offers a range of shopping facilities, sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, theatres and a cinema. Private schools locally are excellent with Warminster School, Bruton School for girls, Sexey's, Kings and Millfield. Babington House private members' club and hotel is nearby. Bruton is just under 10 miles away and is home to Hauser & Wirth and their world class gallery, multi-purpose arts centre and Roth Bar and grill. Bath is just 18 miles north and Wells 18 miles west. The A361 gives access onto the A37 Bristol to Yeovil and A36 Bath to Salisbury. The A303 Mere Junction is less than 10 miles (M3 London to A36 Exeter). Mainline railway stations are located at Westbury (10 miles) London Paddington and Gillingham (15 miles) London Waterloo.



Local Information Spring Gardens

Local Council: Somerset

Council Tax Band: E

Heating: Oil fired central heating

Services: Mains water and electricity. No gas.

Tenure: Freehold



Motorway Links

- A303, A36,
- M4, M5



Train Links

- Frome, Bath,
- Warminster and Westbury



Nearest Schools

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

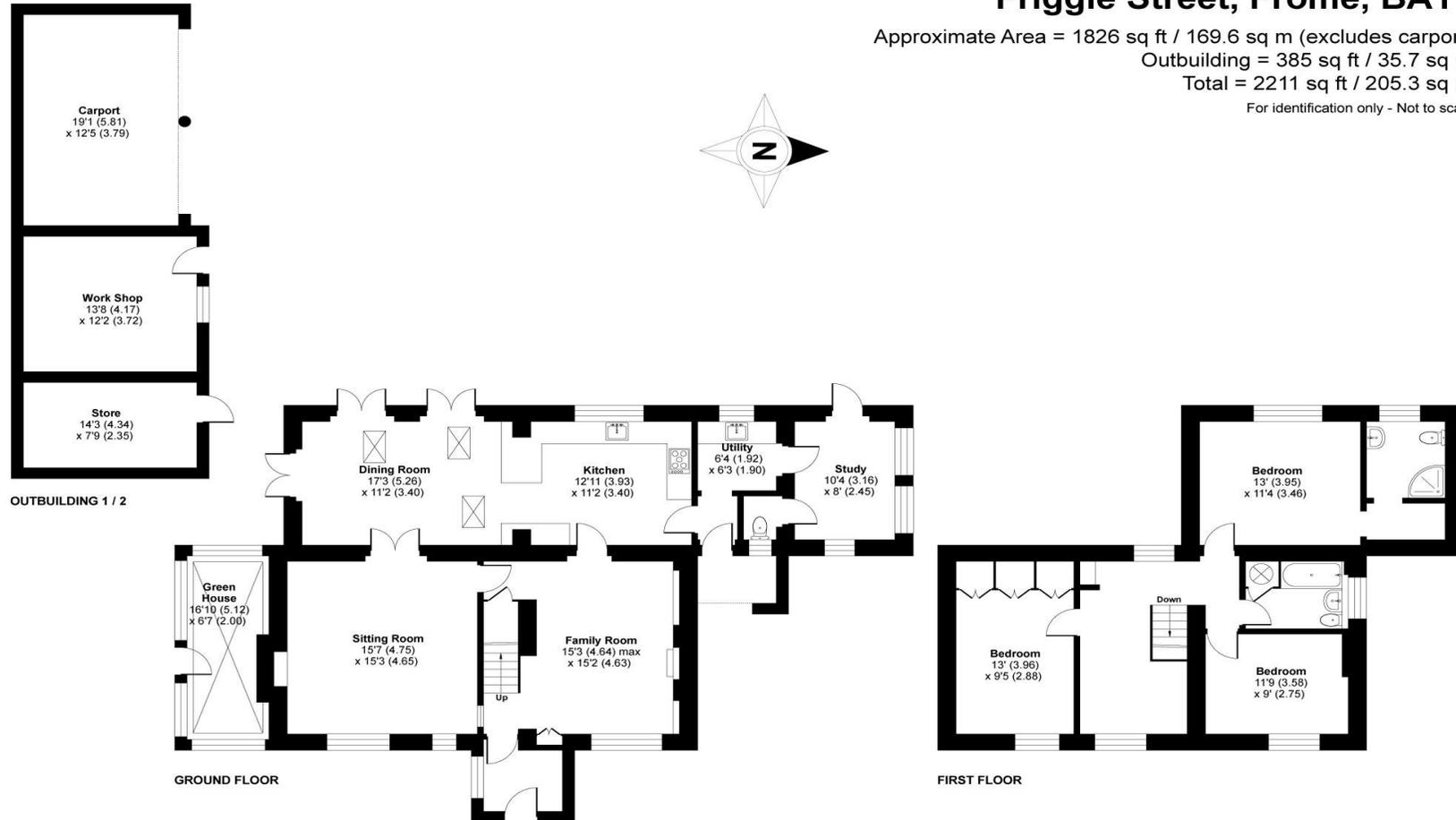
Friggle Street, Frome, BA11

Approximate Area = 1826 sq ft / 169.6 sq m (excludes carport)

Outbuilding = 385 sq ft / 35.7 sq m

Total = 2211 sq ft / 205.3 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2026. Produced for Cooper and Tanner. REF: 1421055

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