



The Old Mill, 9 Adderwell, Frome, BA11 1NP

Guide £800,000 - £825,000 Freehold

COOPER
AND
TANNER



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Description

This impressive family home offers a wonderful blend of the charm and aesthetics of a historic building whilst offering a contemporary twist in the way of fixtures and fittings. The front door opens into a spacious hallway with plenty of room for coats and boots. Opening into the house there is a well-proportioned, high spec. country home style kitchen/dining room which includes an attractive range of wall and base units, a beautiful combination of granite and wood worktops, a Range cooker with hob and room for further appliances. There is space for a large table and chairs, an excellent family space and perfect for those who enjoy entertaining. On this level there is also a large dining room with an attractive wood burning stove taking centre stage and doors opening to the front of the house. There is also a downstairs w.c., and laundry room.

On the first floor there is a lovely light and airy dual aspect living room with a gas fired stove and double doors which open onto the back gardens. There is also a dual aspect double bedroom on this level.

On the second floor there are three further bedrooms, two spacious doubles and a large single. There is an en-suite bathroom and a separate family bathroom with a bath and separate shower.

Outside

To the front of the property there is a five-bar gated extensive driveway with ample parking for multiple vehicles. There is a large wood-panelled and insulated garage fitted with power, lighting plus a window and side door.

There is also a workshop attached with a separate log store. The gardens lie to the rear and have been beautifully landscaped.

Adjoining the back of the house is an extensive patio/seating area with plenty of room for entertaining and enjoying the warmer weather. Beyond the patio is a large lawn that is decorated by a wide variety of plants and shrubs, a gardener's paradise. Access from the garden leads straight out to 'The Dippy'.

The Old Mill was built around 1780 and originally named St John's Mill. It is described as a "freehold clothing factory" powered by water diverted from Adderwell Brook. The remains of the waterwheel survived until the 1950s. Sold at the former Wagon and Horses (Gentle Street). Subsequently it was sold and converted to houses by 1853. It was converted into a single residence during the 1970s.

Location

Adderwell is a popular part of Frome, adjoining 'The Dippy', a wonderful open green space and yet within a 15–20-minute walk of the Town Centre and a 10-minute walk to the Train Station. 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 offers direct trains to both these cities, also to London Paddington or Waterloo and Weymouth. Many other rail connections are available via Westbury Station.











Local Information Frome

Local Council: Somerset

Council Tax Band: B

Heating: Gas fired central heating

Services: All mains services are connected, including fast cable broadband.

Tenure: Freehold



Motorway Links

- A303, A36,
- M4, M5



Train Links

- Westbury, Bath, Bristol
- London and Weymouth



Nearest Schools

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





Denotes restricted head height

Adderwell, Frome, BA11

Approximate Area = 2148 sq ft / 199.5 sq m

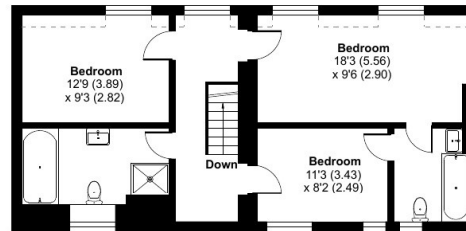
Limited Use Area(s) = 21 sq ft / 1.9 sq m

Outbuilding = 144 sq ft / 13.3 sq m

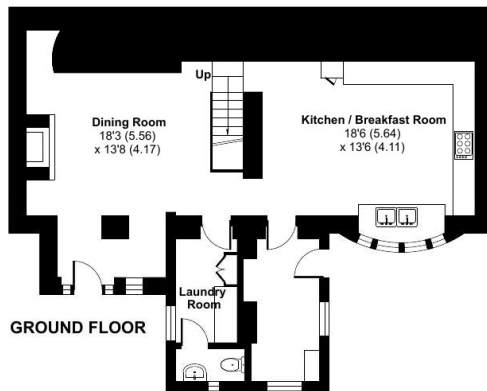
Garage = 228 sq ft / 21.1 sq m

Total = 2541 sq ft / 235.8 sq m

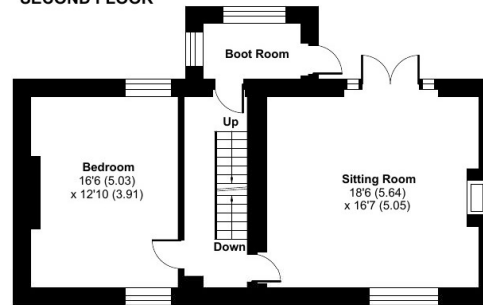
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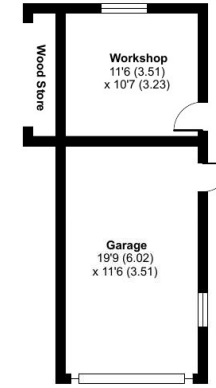
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



GARAGE / OUTBUILDING 1 / 2



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Cooper and Tanner. REF: 1154661

FROME OFFICE

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