



29 Catherine Street, Frome, BA11 1DB

Guide £850,000 - £895,000 Freehold

COOPER  
AND  
TANNER



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 6  3  2 EPC E

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## Description

This incredibly spacious family size house is full of character features and enjoys gated driveway parking, a garage, mature gardens and the ability to run a business from home, on the brow of Catherine Hill in Frome Town Centre.

Throughout the home are excellent proportions with the living room in the centre of the home taking centre stage. Complete with a beautiful inglenook fireplace with a woodburning stove inside, there are exposed beams, beautiful oak floors and in the corner is a door leading to the spiral staircase which is believed to date back to the 1680s.

A second large reception room lies to the front of the home and in a former life was a shop. This room is an excellent size and is filled with natural light due to the large window to the front. Further oak flooring continues into this space whilst an attractive French woodburning stove and built-in cupboards provide further character.

The kitchen/dining room is positioned at the back of the home with views across the charming, enclosed gardens. Perfect for family living, hosting dinner parties and entertaining, the space is open planned, naturally light and includes a range of wall and base units, attractive oak flooring and a woodburning stove providing a romantic setting for those winters' evenings. Off the kitchen is a triple aspect dining room looking over the gardens with space for a table and chairs.

There is also a downstairs w.c.

On the first floor there are four bedrooms and two bathrooms. The master bedroom is a lovely light and airy room with dual aspect windows. On the second floor there are a further two double bedrooms, one being accessed through the other and therefore creating an excellent teenage space to have a bedroom and reception room.

## Outside

The grounds lie tucked away behind the house and include a gated driveway (priceless in this part of Town), a large 17ft x 11ft garage and attractive, mature, well stocked enclosed gardens.

To the far end of the garden is a single storey extensive outbuilding which provides a multitude of opportunities and has most recently been used by our vendor to run a business from. It would suit overspill space for teenagers, a great studio/homework space and represents an obvious opportunity to develop into further accommodation (subject to gaining the relevant consents). The current configuration includes two large rooms, both with windows looking across the gardens and one having double doors to the front, there is oak flooring with underfloor heating and wood panelled insulated walls.

## 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.











#### Local Information Frome

**Local Council:** Somerset

**Council Tax Band:** D

**Heating:** Gas central heating

**Services:** All mains' services

**Tenure:** Freehold



#### Motorway Links

- A303, A36
- M4, M5



#### Train Links

- Frome, Bath
- Warminster, Westbury



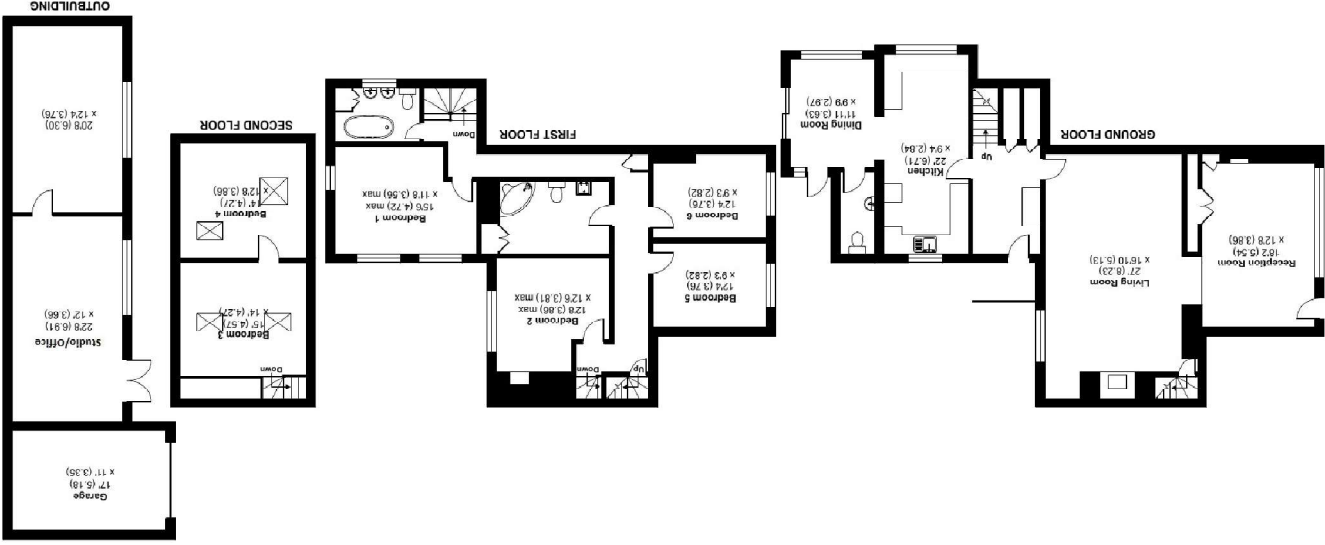
#### Nearest Schools

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

# Catherine Street, Frome, BA11

Approximate Area = 2603 sq ft / 241.8 sq m  
 Garage = 187 sq ft / 17.4 sq m  
 Outbuilding = 633 sq ft / 49.5 sq m  
 Total = 3323 sq ft / 308.7 sq m

For identification only - Not to scale



**RICS** Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential) © RICS 2023  
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