

28 Lower Keyford, Frome, BA11 4AS

COOPER
AND
TANNER



OIEO £550,000 Freehold

This beautifully renovated three-bedroom house is tucked away in the sought-after area of Lower Keyford.

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 3  2  1 EPC TBC

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DESCRIPTION

A charming cottage which benefits from a blend of original character features and modern enhancements which are compliant with building regulations.

As you step through the front door, you'll enter a Victorian tiled hall, creating an inviting entrance. To your right, there is a cosy front lounge with a wood burner and stone hearth. Bookshelves adorn two walls, and the sash windows maintain their original design from when this property was part of the Old Tannery offices in the late 1800s. The ground floor is completed with underfloor heating and tiled floors. There is a walk-in cupboard that serves as convenient media storage. Continuing from the first hall to the second internal hall, you will find a utility room and a downstairs W/C. The fitted floor-to-ceiling storage houses the washer/dryer and laundry. Additionally, there's a generous under stairs cupboard.

Moving through the home, you'll discover a well-appointed high-spec kitchen which is filled with natural light. The kitchen features an induction hob, wall-mounted oven with a slide-and-hide door, steam convection oven, dishwasher, integrated fridge, and a built-in larder cupboard. The garden room, connected to the kitchen, enjoys bi-fold doors and a bespoke glass lean-to extension that seamlessly brings the beautifully designed garden inside.

Ascending the beautiful solid oak staircase, you will reach the first floor. Here, a large four-piece bathroom with underfloor heating awaits, complete with a roll-top bath, a bespoke shower with tiled seating, built-in storage, a sink and W/C. The master bedroom features a front-aspect sash-style window, built-in wardrobes, and a radiator.

The second bedroom doubles as an office and offers built-in wardrobe space and plenty of natural light.

With the exception of the bathroom, there is solid oak flooring throughout the first floor.

On the second floor, the large third bedroom provides eaves storage and a W/C.

OUTSIDE

The garden was designed and constructed by the Vendor in 2004 and has some beautiful roses including the sweetly scented pink 'High Hopes' and the white scalloped petal 'Tranquillity.' There are a number of seating areas bordered by mature plants and trees, providing a good degree of privacy. Finally, there is a cedar clad garden shed with electrics.

ADDITIONAL INFORMATION

Gas fired central heating and home security system. The property is on all mains services and is on Council Tax band B.

LOCATION

You are a 5 min walk away from the Culver Hill Co-op for all basic groceries and a 5-10-minute drive from Frome's larger supermarkets, train station with direct routes to London, and historic town centre. 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 and is known for its small independent shops, artisan street markets, festival and cultural venues, a sports centre, several cafés, a choice of pubs, local junior, the Steiner Academy, middle and senior schools, theatres and a cinema. The property is within easy walking distance of shops, cafés, and amenities. Lower Keyford is part of the national Route 24 cycle way and is mainly used by pedestrians and cyclists so it's a peaceful place to live.

AGENT'S NOTE

Please be aware there is rear access to the property via a private, securely locked, right of way passage which runs alongside the garage of No. 30 Lower Keyford.

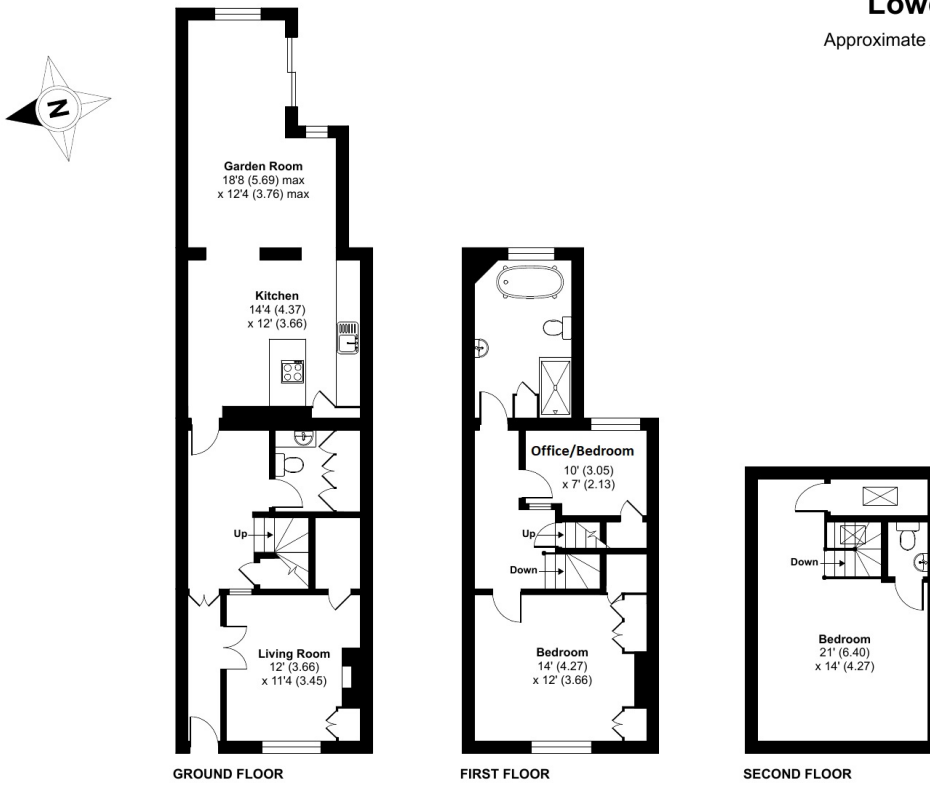




Lower Keyford, BA11

Approximate Area = 1530 sq ft / 142.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rictocom 2024. Produced for Cooper and Tanner. REF: 1115186



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