

# Garth,

Great Elm, Frome, BA11 3NY

COOPER  
AND  
TANNER



**£570,000 Freehold**

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An exciting opportunity to purchase a detached bungalow, set within a sizeable plot and in need of some light modernisation. Offered with no onward chain and viewings are strictly by appointment only.

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£570,000 Freehold

## DESCRIPTION

A well proportioned detached village home which occupies an excellent plot and represents an exciting opportunity.

As you enter through the front door, you are greeted by a generously sized entrance hall, from here you have access to the ground floor living space. To the left-hand side of the hallway, you have a shower room, fitted with a shower, a W.C., and a wash basin. There are a further two double bedrooms on the ground floor, the larger of the two has a built-in cupboard. The kitchen is located on the right-hand side of the hallway and is fitted with a variety of wall and base units, an integrated electric hob and a dual oven. Beyond the kitchen and to the very right-hand side of the property you have a passageway, which will give you access to the rear garden and a further very useful utility space.

Towards the rear of the property, you have a very spacious living room which enjoys wonderful views of the rear garden and has an electric feature fireplace which acts as the main focal point for the room. You also have access to the first-floor accommodation from this room. At the very rear of the property, you have a large conservatory which again enjoys views of the garden and gives you access to the private, large, rear garden.

On the first floor you are greeted by a landing and from here there is access to two further bedrooms and a good-sized bathroom, which is fitted with a three-piece suite. The larger of the two bedrooms has the added benefit of built-in storage.

## OUTSIDE

The rear garden is mainly laid to lawn and there are a variety of shrubs and bushes. There is a patioed area at the immediate rear of the property which would be a perfect entertaining area for friends and family. There is also a pond which is full of wildlife, a potting shed and a greenhouse.

To the front of the property there is ample off-street parking for several cars.

## ADDITIONAL INFORMATION

Oil fired central heating. Mains water and electricity are connected. Drainage to be confirmed.

## LOCATION

Great Elm is located a few miles from the historic market town of Frome with its 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, middle and senior schools, theatres and a cinema.

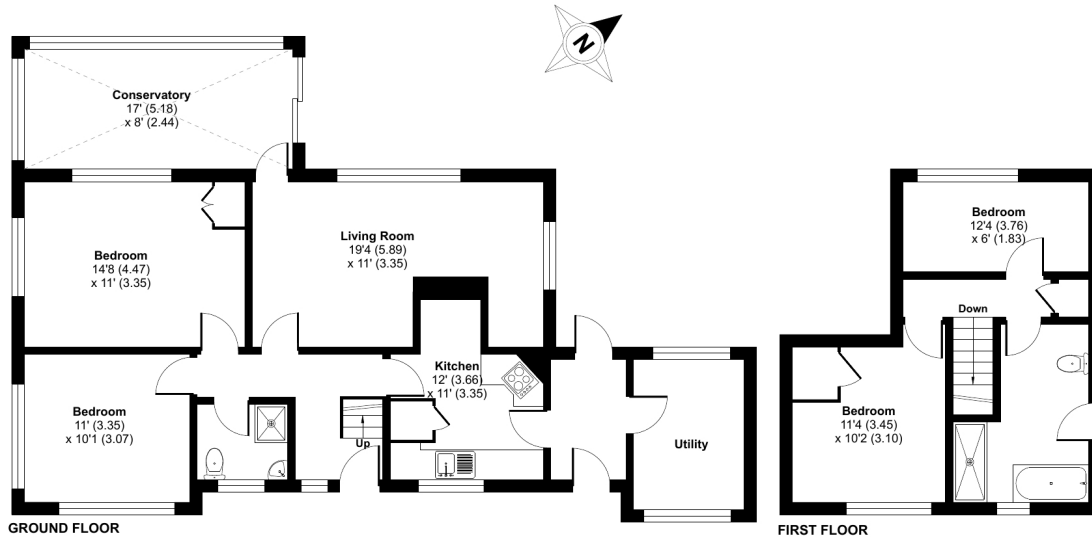
The cities of Bath and Bristol are within commuting distance and there are private schools in Wells, Warminster, Bruton, Cranmore, Bath and Stratton on the Fosse. The nearby village of Mells has an excellent junior school and the country house hotel and members' club at Babington House, is a few miles away.






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Approximate Area = 1319 sq ft / 122.5 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). © ricscom 2024. Produced for Cooper and Tanner. REF: 1096334



## FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

[frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)

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AND  
TANNER**

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