

# 8 New Buildings,

Frome, BA11 1PB

COOPER  
AND  
TANNER



Asking price of £315,000 Freehold

8 New Buildings is an attractive, double fronted, period cottage with the most incredible walled gardens. The property is offered for sale with no onward chain.

# 8 New Buildings, Frome, BA11 1PB

 3  1  2 EPC F

## Asking price of £315,000 Freehold

### DESCRIPTION

Enjoying an excellent position in the Town, tucked away from busy roads and yet within striking distance of the Town Centre, the Train Station and other amenities, 8 New Buildings is an attractive double fronted period cottage with the most incredible walled gardens.

The accommodation throughout is filled with charming period features that you would expect of a house of this age. The front door leads into a useful entrance hall with space for coats and shoes. Leading on into the house you have a light and airy living/dining room which runs the full width of the cottage. There are exposed beams and an inglenook fireplace with a Morso wood burner that takes centre stage. The kitchen lies to the rear and enjoys an outlook over the gardens and beyond. There are a range of wall and base units topped with solid oak and room for appliances.

There is also a downstairs, well-appointed and spacious bathroom in addition to a multi-purpose ground floor room which can be used as a reception room, a studio/home office or a further bedroom.

An attractive spiral staircase leads up to the first floor. Formerly it was a three bedroom and our vendors decided to remove a partition wall to create a beautifully light yoga retreat.

The master bedroom is dual aspect and full of natural light. There are great views across the gardens and beyond and there are attractive floorboards under foot. There is also a first-floor shower room.

### OUTSIDE

The South facing gardens lie to the rear and are truly incredible. Without question, a huge selling point for this cottage. The gardens are fully enclosed, largely by attractive stone walls. There is a great degree of privacy, a number of seating areas and an array of beautiful, mature shrubs and plants that provide colour all year round.

### AGENT'S NOTE

Please note the current EPC (Rating F) does not reflect that a new heating system has been installed.

Agents Note – 'A recent building survey has been carried out on this home. Whilst we understand from the report there is good structural integrity, there are a number of improvements recommended to take place over the next 5 years and our vendor has reduced the asking price from £335,000 to £315,000 in order to take this into account'

### ADDITIONAL INFORMATION

Gas fired central heating. All mains services are connected.

### 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.



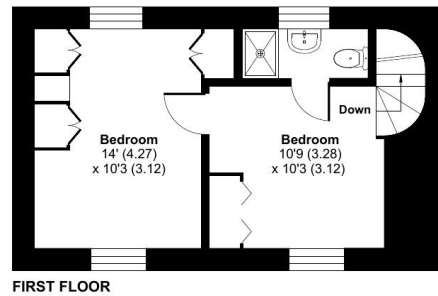
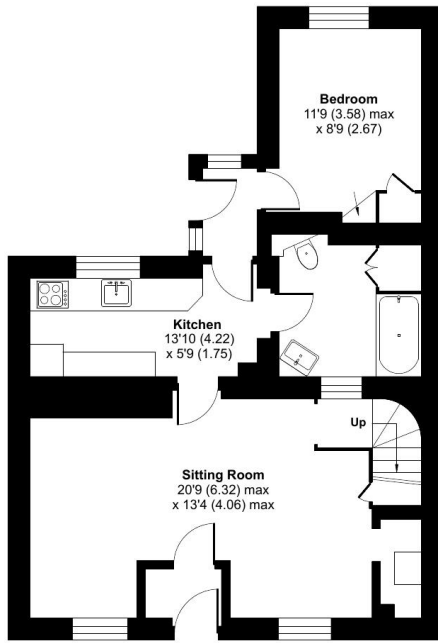




## New Buildings, Frome, BA11

Approximate Area = 973 sq ft / 90.3 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). © nichcom 2024. Produced for Cooper and Tanner. REF: 1136327



### FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

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

**COOPER  
AND  
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

