



5 Trinity Parade, Frome, BA11 3DW

£975,000 Freehold

COOPER  
AND  
TANNER



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 5  2  2 EPC N/R

£975,000 Freehold

## Description

5 Trinity Parade is a beautiful Georgian House in one of Frome's most sought-after locations, just ten minutes stroll of both the open countryside and the cafés and independent shops on Catherine Hill.

The front gate opens into an attractive landscaped and enclosed garden providing a lovely seating area with a good degree of privacy. There is a sheltered store to the side and an outdoor tap.

The front door opens into an entrance hall which firstly leads you to the study, a charming room with an outlook over the garden. Leading further into the house is the formal dining room, a beautifully decorated space with a wooden floor, an attractive fireplace and original double doors spilling out to the front gardens.

To the rear of the house, a stained-glass door leads into a living room which also enjoys original double doors to the gardens. Taking centre stage is an open fireplace with a marble surround. The kitchen has been tastefully finished to a very high standard. There are a range of wall and base units topped with marble work surfaces. There is a Belfast sink, lots of storage, an Aga, room for a table and chairs, a dresser and an island. There is also the most fantastic pantry fitted out with lots of storage. Beyond the kitchen a flagstone floor leads to a side door to the house and steps lead down to a coats and boot store and the well-appointed utility room which includes plenty of storage, room for appliances, a further Belfast sink and additional wall and base units topped with sile stone.

On the lower ground floor, a cellar provides great storage and could suit a variety of uses depending on requirements.

On the first floor there is a fabulous master bedroom with double sash windows to the front and an impressive dual aspect en-suite shower room. There are two further bedrooms, one large double and one single (currently used as a dressing room for the master), in addition to the family bathroom which includes a roll-top bath and separate double shower.

On the second floor there is a large double bedroom and a single bedroom.

There is also a very large unconverted loft space which currently provides great easily accessible storage and could, subject to gaining the relevant permissions, be incorporated to provide further accommodation, should someone want more space. The views from the loft are far reaching across the roof tops toward Whatcombe Valley and surrounding countryside.

## Outside

The back gardens are on two levels. The upper area which adjoins the double doors from the living room has been laid to Indian Sandstone, providing an excellent private al-fresco dining area with room to entertain. Steps lead down to a circular false lawn which is bordered by a variety of plants and shrubs. The rear gate leads out to the single garage.

## 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. Private schools can be found in Bruton, Bath, Wells, Warminster, Cranmore, Beckington, Glastonbury and Street. 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:** E

**Heating:** Gas fired central heating

**Services:** Mains water, gas, electricity and drainage

**Tenure:** Freehold



**Motorway Links**

- A303, A36
- M4, M5



**Train Links**

- Frome, Bath
- Warminster and Westbury



**Nearest Schools**

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



# Trinity Parade, Frome, BA11

Approximate Area = 2844 sq ft / 264.2 sq m

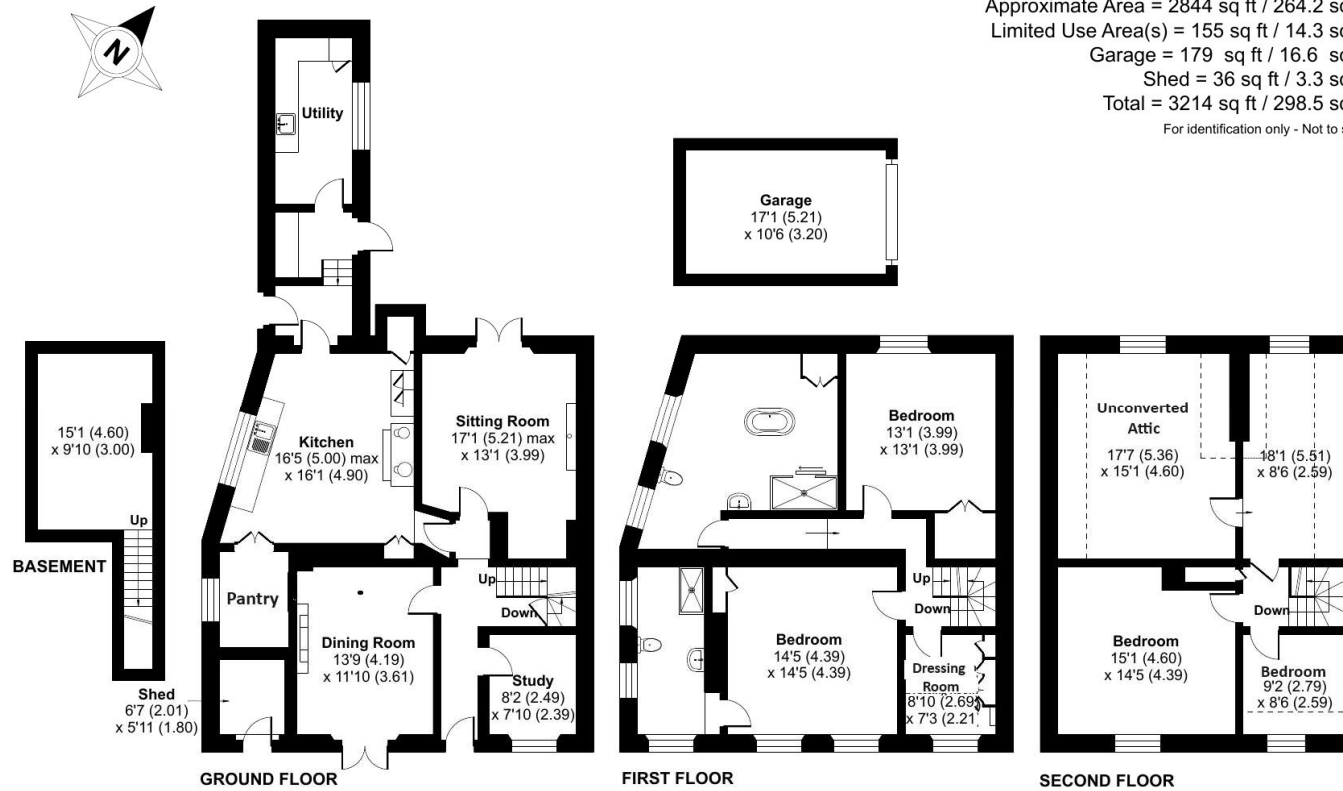
Limited Use Area(s) = 155 sq ft / 14.3 sq m

Garage = 179 sq ft / 16.6 sq m

Shed = 36 sq ft / 3.3 sq m

Total = 3214 sq ft / 298.5 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). © nichecom 2024.

## FROME OFFICE

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