

# Flat 1, Knoll House,

Bath Road, Frome, BA11 1DW



**£365,000 Leasehold**

An elegant and exceptionally spacious two-bedroom ground floor apartment set within the historic Grade II listed Knoll House in the heart of Frome. Showcasing beautiful Georgian proportions, high ceilings and period detailing throughout, this distinguished home further benefits from two private courtyard gardens, gated off-road parking and its own private entrance, all just moments from the town centre. Offered to the market chain free.

# Flat 1, Knoll House, Bath Road, Frome, BA11 1DW

 2  1  2 EPC N/A

## £365,000 Leasehold

### DESCRIPTION

Situated within the distinguished Georgian residence of Knoll House, this exceptional two-bedroom ground floor apartment combines elegant period character with generous proportions, private outdoor space and the rare advantage of gated off-road parking. Beautifully presented throughout, the property offers refined accommodation within one of Frome's most notable Grade II listed buildings.

Approached via flagstone steps rising to a magnificent portico entrance, the apartment enjoys the privilege of its own front door. A spacious and naturally light reception hall welcomes you in, complete with built-in storage and attractive exposed timber flooring which continues throughout much of the home. The reception room is an impressive lounge/dining space, blessed with high ceilings, decorative coving and a large sash window with working shutters that floods the room with natural light and enhances the sense of grandeur. There is ample space for both seating and dining arrangements, creating an ideal setting for entertaining or relaxed everyday living. The kitchen is well-proportioned and thoughtfully arranged with a comprehensive range of base and wall units and generous worktop space. A large sash window overlooks the courtyard garden, while French doors provide direct access outside, seamlessly connecting indoor and outdoor living.

The master bedroom is a substantial dual-aspect double, featuring two large sash windows with working shutters, extensive built-in wardrobes and a modern en-suite shower room comprising W.C., wash hand basin and shower enclosure. The second bedroom is a comfortable smaller double, again benefitting from built-in storage, abundant natural light and

charming period detailing. A well-appointed family bathroom serves the apartment, fitted with a three-piece suite and shower over the bath.

Externally, the property enjoys two separate courtyard garden areas. To the rear, accessed directly from the kitchen, is a fully enclosed and private walled courtyard designed for low maintenance enjoyment, complete with gated side access and an exterior tap. To the front of the building lies a second courtyard space, accessed via steps and enjoying a sunny aspect, a delightful spot for morning coffee or evening relaxation. The apartment further benefits from secure, gated off-road parking to the front of the building and a secure cellar store within the main house measuring approximately 3.75m x 1.83m, ideal for additional storage. There is an exterior plug to slow charge an EV car.

Constructed in 1839, Knoll House went on to serve as the residence of Joseph Singer from 1904, before passing into the ownership of the Royal British Legion in 1945. Today, it stands as a handsome and historically significant Grade II listed building arranged as a collection of apartments, with this particular residence being among the largest and most distinguished. The apartment is held on a long lease and benefits from dual access via Bath Street, as well as pedestrian approach to Gentle Street, one of Frome's most picturesque passageways, frequently featured in period television productions. The town centre and shopping amenities are just a short stroll away, making this not only a charming and characterful home but also an attractive proposition as a holiday retreat or investment opportunity.

The home is being sold chain free.

### ADDITIONAL INFORMATION

Electric heating. All mains services are connected. No gas.

Annual Ground Rent: £110  
Monthly Service Charge £130  
Years Remaining on Lease: 979  
Original Lease Term: 999  
Allocated Parking Space

### 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.

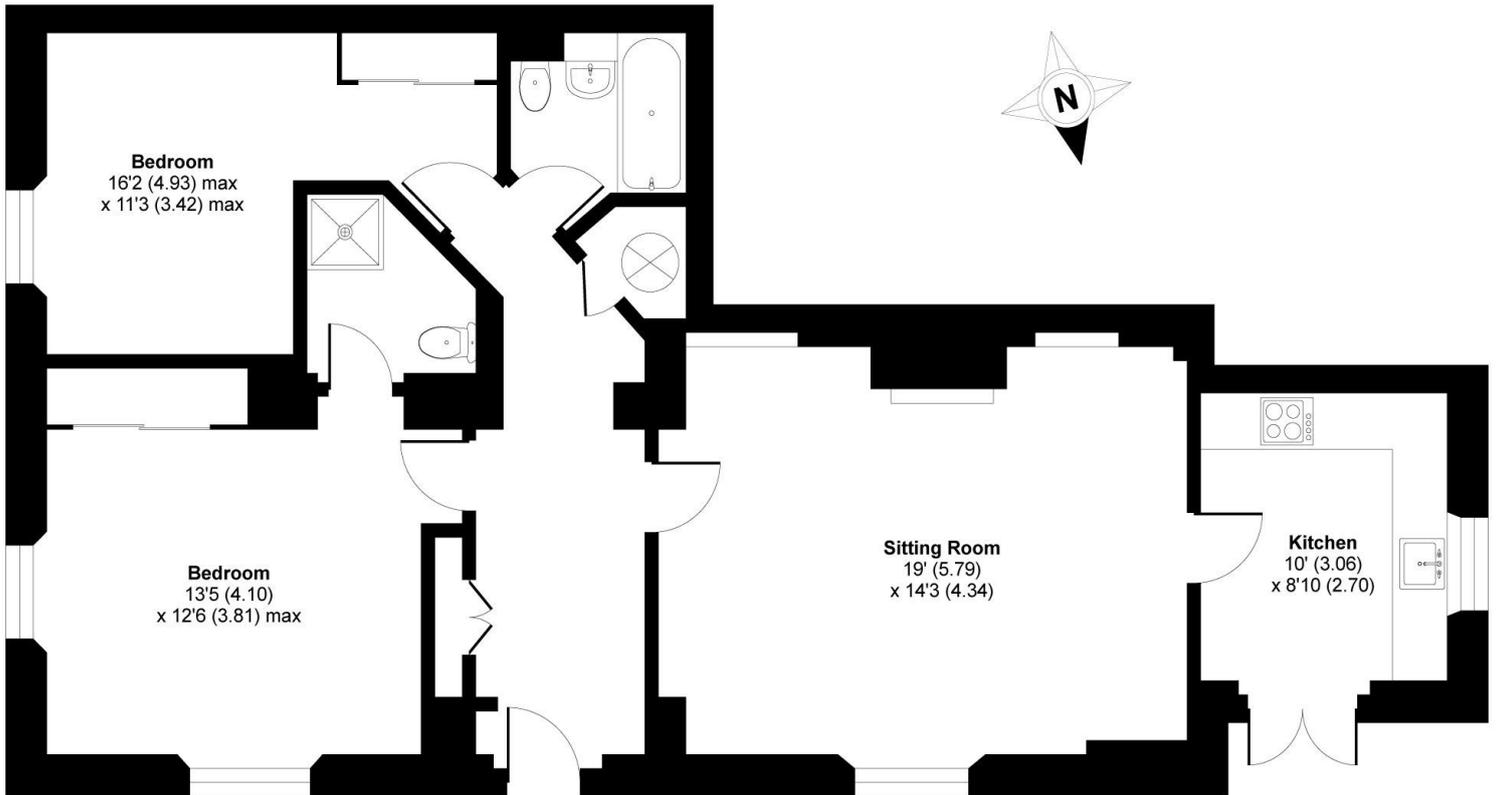




# Bath Street, Frome, BA11

Approximate Area = 946 sq ft / 87.8 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2026. Produced for Cooper and Tanner. REF: 1417410



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