

7 New Buildings,

Frome, BA11 1PB



£395,000 Freehold

On one of Frome's most historic streets, this charming two-bedroom cottage offers beautifully presented and surprisingly spacious accommodation over three floors. Full of character, it features original Victorian tiles, flagstone floors, sash windows, and wood burners, alongside a stylish rear extension with open-plan kitchen. There are two large double bedrooms, a well-appointed bathroom, and a bright attic room with lovely views, ideal as a guest space or potential third bedroom (STP). Outside, the private garden offers a generous patio, mature planting and scope to extend further, creating a peaceful haven just moments from the town centre.

7 New Buildings, Frome, BA11 1PB

 2  2  1 EPC D

£395,000 Freehold

DESCRIPTION

A beautifully extended period cottage in a sought-after central location, full of character, charm and versatile living space. New Buildings is one of Frome's most historic and characterful streets, this delightful two-bedroom cottage offers much more than first meets the eye. Arranged over three floors and finished to a high standard throughout, the property has been sympathetically extended and updated, creating a warm and welcoming home with plenty of flexible living space.

Stepping inside, you're greeted by original Victorian tiled flooring which leads through to the front sitting room—a cosy space with sash windows and a Jetmaster fire, perfect for relaxing evenings. Beyond this is a wonderfully grand dining room with original flagstones underfoot and a raised Clearview wood burner, offering a great setting for entertaining. There is LED lit built-in shelving and industrial style light fittings. To the rear of the property, a thoughtfully designed extension has transformed the downstairs into a light-filled, open-plan kitchen and family space. The kitchen itself enjoys views over the garden and features solid oak flooring, custom-made oak skylights, and a glazed door opening out to the patio. There's also a versatile additional living area here, currently used as a dining space but could equally be a family room or study, ideal for modern-day living.

Upstairs, the first-floor hosts two generous double bedrooms and a beautifully appointed, completely remodelled family bathroom, complete with bath and separate shower. At the top of the house, a large attic room with stunning views through oversized Velux windows is currently used as guest accommodation. With the right consents, this space could be officially converted into a third double bedroom if desired.

OUTSIDE

Outside, the garden is a real treat—private, peaceful and full of potential. A generous, newly laid stone patio area leads straight off the kitchen, making it ideal for outdoor dining and entertaining. Beyond that, gravelled pathways wind through mature planting and established trees, creating a secluded, leafy retreat right in the heart of town. For those looking to extend further, there's scope to do so without compromising the size of the garden (subject to planning).

ADDITIONAL INFORMATION

Mains gas central heating. All mains services are connected. New double glazed sash windows have been fitted in both the living room and master bedroom; these replicate the original sash design.

LOCATION

The house is a short walk from the town centre and its many independent cafés and boutique shops, including Rye Bakery, Projects Frome, Moo and Two, Frome Hardware, Little Walcot and Frome Reclamation Yard. Frome's popularity has surged in recent years; the town is routinely named one of the best places to live in the UK, thanks to its thriving cultural scene, historic architecture, and beautiful surrounding countryside. The Frome Independent, a monthly market showcasing local artisans and food producers, has helped put Frome on the map, attracting over 80,000 visitors annually.

Transport links are also very good. A mainline railway service runs direct services from Frome to London Paddington, with a journey time of around 86 minutes. Access to the national motorway network is via the A303 (M3) and Bristol Airport is less than 30 miles away.





New Buildings, Frome, BA11

Approximate Area = 1266 sq ft / 117.6 sq m

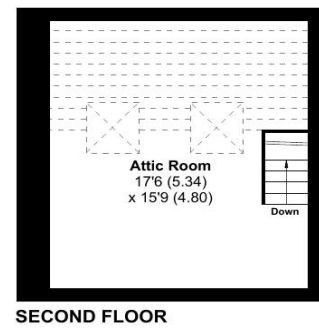
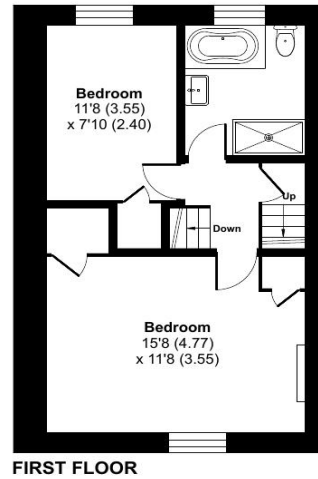
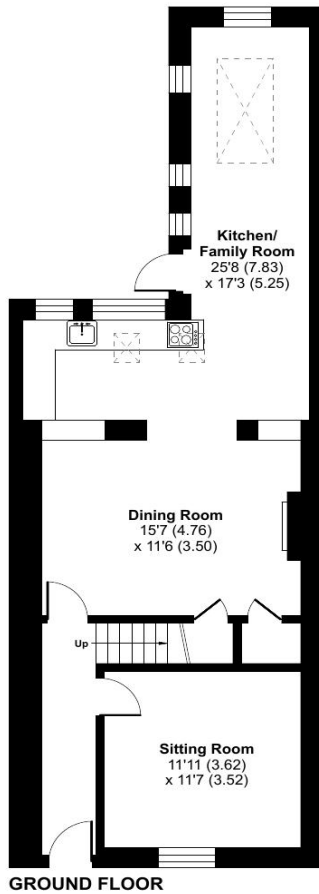
Limited Use Area(s) = 112 sq ft / 10.4 sq m

Total = 1378 sq ft / 128 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1301641



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

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.



RICS



OnTheMarket