

North End House,

14 Bridge Street, Frome, BA11 1BB



OIEO £650,000 Freehold

Occupying an excellent position in the centre of Frome town, this attractive Victorian detached house is currently divided into 7 apartments and represents an exciting opportunity to reconfigure into a spacious family home in large gardens.

North End House, Flat 1a, 14 Bridge Street Frome, BA11 4BA

 9  7  7 EPC E

OIEO £650,000 Freehold

DESCRIPTION.

North End House is an attractive, detached, Victorian House which over the years has been divided into 7 apartments, creating an excellent income stream.

Set in approximately 0.40 of an acre of grounds, North End House could be converted back and renovated to become one impressive and exceptionally spacious family home (subject to gaining necessary planning permissions).

Our vendors have placed an uplift clause on the sale, triggered by any development of the grounds surrounding North End House that requires planning permission. The terms are 25% for 25 years. If you would like to see the full uplift clause document, please contact the office and we can share with you.

Flat 1 - Access shared with Flat 1a, this flat includes a large lounge, large double bedroom, kitchen and bathroom.

Flat 1a - Accessed through a door to the side of the building, which is shared with one other, there is a living room, small kitchen, shower and bedroom.

Flat 2 - Access is up the stone steps to the front of the building and in the main front door. Room proportions are excellent, and the rooms enjoy tall ceilings throughout. There is a large reception room overlooking the gardens and beyond, a double bedroom, a bathroom and kitchen.

Flat 2a - Access via a set of steps at the back of the building, into a private entrance, this flat includes a large living room looking over the gardens and an attractive fireplace taking centre stage. There is a small kitchen, a bedroom, a shower and separate w.c.

Flat 3 - The same access as above but this flat is on the first floor and is beautifully presented throughout. There is a large kitchen/dining room, a spacious lounge, three bedrooms and a shower room.

Flat 4 - Accessed via the staircase on the right of the building, located on the top floor, there is a living room, a kitchen, a small double bedroom and a bathroom.

Flat 4a - The same access as number 4 and this one if positioned on the back of the building on the top floor and therefore enjoys excellent views over the garden and across the chimney pots of the Town. Needing complete refurbishment if you are to keep the building as flats, this space includes a large double bedroom, living room, kitchen and shower room.

OUTSIDE

To the front of the building is a large tarmac area which has been used by residents of this building to park on for over 25 years, although we are gaining clarity on whether this area is in fact on the title deeds for the home or is owned by the council.

The plot measures approximately 0.40 of an acre and has the most incredible gardens that lie predominantly to the back and the left-hand side. Mostly level, the gardens provide large areas of lawn, decorated with beds, mature plants, shrubs and trees.

There is also a large, detached brick outbuilding in the corner which provides useful storage and could become a studio or a workshop if someone desired, subject to gaining necessary consents of course.

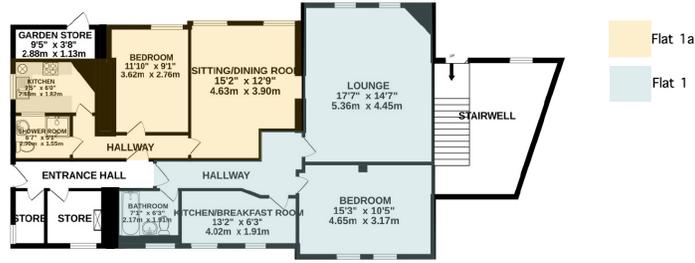
LOCATION

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.

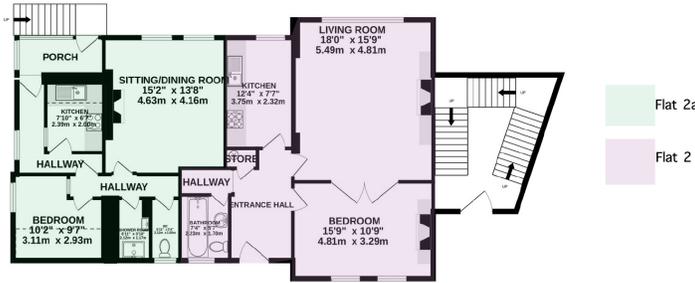




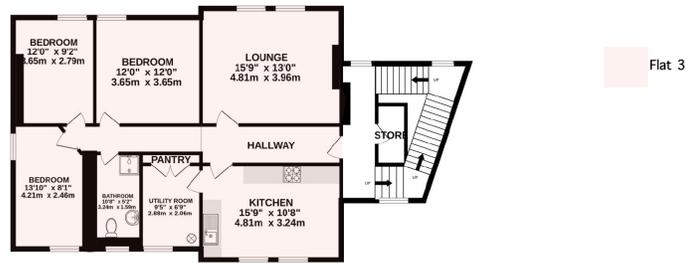
LOWER GROUND FLOOR
1338 sq.ft. (124.3 sq.m.) approx.



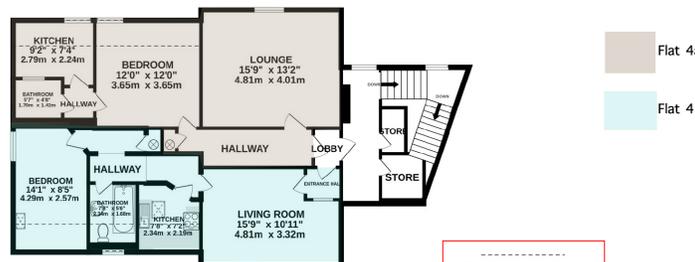
GROUND FLOOR
1397 sq.ft. (129.8 sq.m.) approx.



1ST FLOOR
1135 sq.ft. (105.5 sq.m.) approx.



2ND FLOOR
1108 sq.ft. (103.0 sq.m.) approx.



*Denotes compromised head height

TOTAL FLOOR AREA: 4979 sq.ft. (462.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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