



Holmwood, Welshmill Road, Frome BA11 2LA

£2,350,000 Freehold

COOPER  
AND  
TANNER



# Holmwood, Welshmill Road, Frome, BA11 2LA

 8  4  3 EPC D

£2,350,000 Freehold

## DESCRIPTION

An exceptional Victorian villa in the heart of Frome, offering elegant period living and over an acre of private grounds. Discreetly positioned just a five-minute walk from Frome's vibrant town centre, Holmwood is without doubt one of the town's most significant private residences. Built circa 1860 by noted local architect W. B. Brown, this distinguished three-storey villa presents a double-fronted Bath stone façade of exceptional grandeur. The home has been lovingly restored by its current owners, who rescued it from a state of significant disrepair. It now offers flexible and characterful accommodation of just under 4,000 sq ft, blending striking original features with carefully considered contemporary enhancements. The approach to the house is both charming and impressive, a terraced garden, rich in colour and seasonal planting, leads to the formal entrance. Once inside, the sense of scale is immediately apparent. A wide, light-filled hallway showcases timber flooring, intricate cornicing, sash windows with working shutters and a showpiece staircase with exposed wooden treads, mahogany banister and decorative iron balustrade. To the right lies the formal drawing room, generously proportioned, and framed by a full-height window to the front. A marble fireplace and delicate plasterwork motif add a refined touch. Behind, a second reception room, formerly the dining room, now serves as a music room. Both rooms retain their period charm and sense of quiet grandeur.

The ground floor continues with a large utility room, formerly the kitchen, complete with butler's sink, timber mantel and south-facing views, which links through to the bright and well-appointed kitchen/dining room. This welcoming space is home to a cream gas-fired Aga, a generous central dining area and bay window. To the rear lies a sun room and workshop, an architectural intervention by Hans Klaentschi, featuring floor-to-ceiling glazed walls, views to the garden and a captivating illuminated well set beneath reinforced glass. Also on the ground floor are the original service areas, with flagstone flooring in the rear hallway, WC and cloakroom, access to both the secondary staircase and to an extensive cellar with dry, well-ventilated rooms, ideal for storage or conversion, perhaps a wine cellar or further accommodation, subject to the necessary consents.

The first floor is arranged around a striking galleried landing, flooded with natural light from a pitched skylight. There are five bedrooms on this floor, each an attractive double, many with period fireplaces and views over the gardens. The principal bedroom benefits from a contemporary en suite shower room, while a further family bathroom serves the remaining rooms. A sixth bedroom is found on the second floor, alongside a plant room/airing cupboard.

## OUTSIDE

Holmwood's grounds are truly special: among the largest private gardens in central Frome, they offer extraordinary peace and privacy. Formal terraces at the front, while to the side, a south-facing wildlife pond and lawn offer the perfect al fresco setting. Mature borders and specimen trees screen the home beautifully, while several lawned "zones" make the most of the changing light throughout the day. To the rear lies a wildflower meadow with orchard trees, a productive kitchen garden, greenhouse, service area and a captivating section of private woodland, harvested for firewood and rich with biodiversity. A disused tennis court, installed by former resident and Davis Cup winner Harry Lee is a charming nod to the estate's history. To the rear of the home, a tarmac drive leads to a generous parking area and triple garage with power, lighting, EV charging point and additional storage—ideal for collectors or hobbyists.

## ANNEXE

A beautifully converted two-bedroom coach house lies discreetly to the rear of the main home. Fully refurbished and operated successfully as a holiday let since 2012, it offers its own entrance, carport, private terrace and stylish interiors, a perfect guest lodge, multigenerational annexe or income-generating asset.











#### Local Information Frome

**Local Council:** Somerset

**Council Tax Band:** G

**Heating:** Mains gas central heating.

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

**Tenure:** Freehold



#### Motorway Links

- A303, A36
- M4, M5



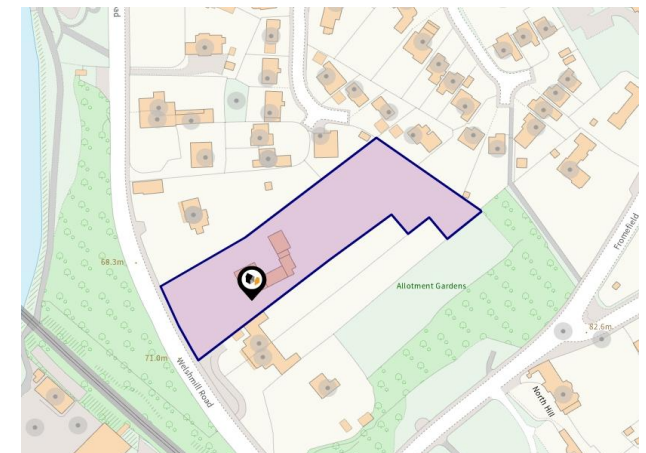
#### Train Links

- Frome, Bath, Bristol
- Warminster, Westbury



#### Nearest Schools

- Frome, Beckington, Bath, Bristol
- Street, Warminster and Wells



# Welshmill Road, Frome, BA11

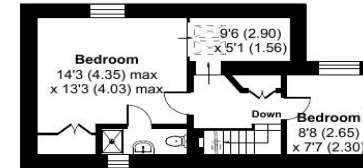
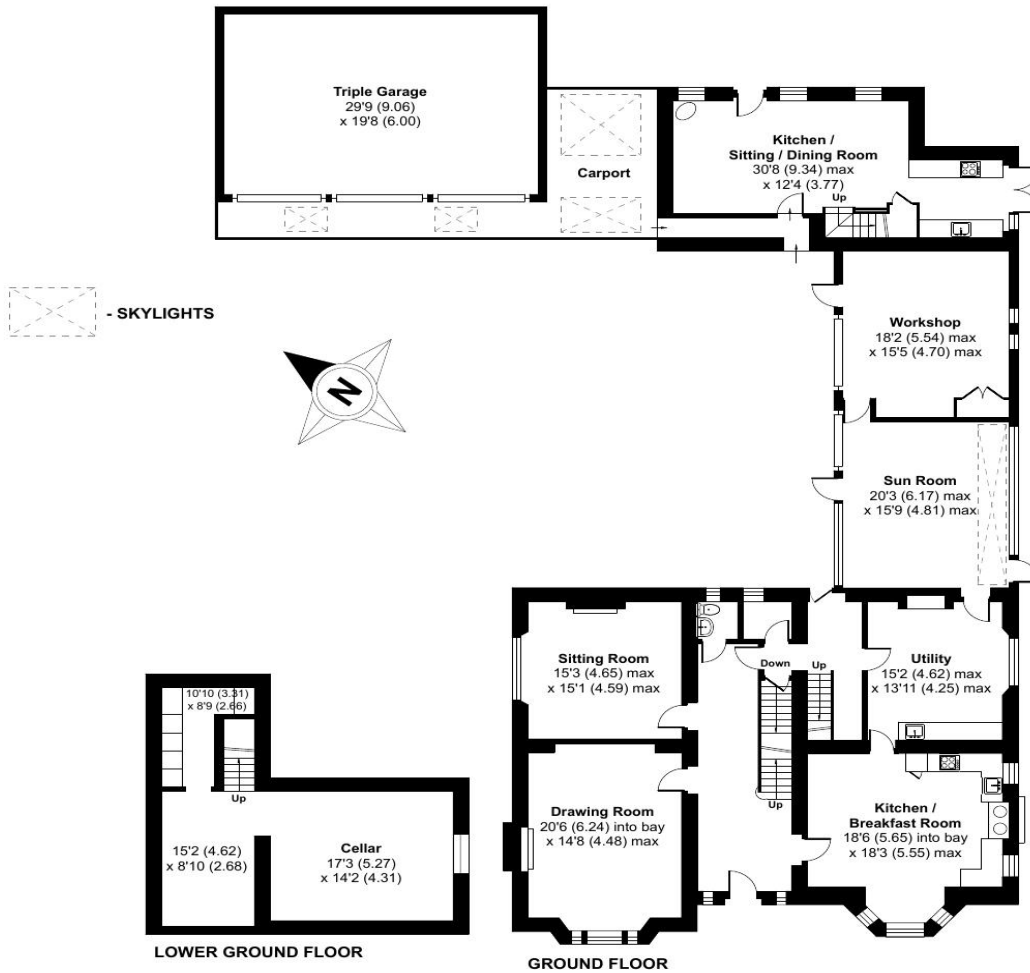
Approximate Area = 4341 sq ft / 403.3 sq m

Triple Garage = 585 sq ft / 54.3 sq m

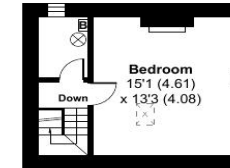
Outbuildings = 831 sq ft / 77.2 sq m

Total = 5757 sq ft / 534.8 sq m

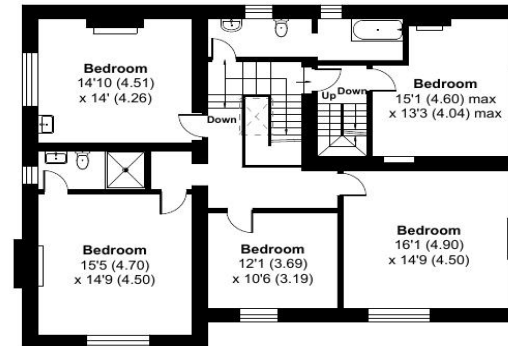
For identification only - Not to scale



OUTBUILDING FIRST FLOOR



SECOND FLOOR



FIRST FLOOR

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: 1296854

## FROME OFFICE

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