

67 Critchill Road,

Frome, BA11 4HF

COOPER
AND
TANNER



OIEO £500,000 Freehold

With an extensive plot and the most incredible views across surrounding countryside, this extended family house represents a rare and exciting opportunity.

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DESCRIPTION

With a very large plot including extensive gardens, this extended family house occupies an enviable position with the most incredible, far reaching and un-interrupted countryside views.

The front door leads into a spacious entrance hall which provides access to the sitting room and through to the kitchen/dining room, whilst stairs ascend to the first floor. The living room is a cosy space with an inset fire taking centre stage. The kitchen/dining room is a fabulous, open planned, naturally light area that is perfect for entertaining and family life. Two large, sliding doors to the rear frame the views across the gardens and the incredible views beyond. There are a range of wall and base units, an island, stunning high quality granite worktops, space for a large table and chairs and room for appliances.

On the first floor there are three bedrooms, all of which are a good size. The bedroom to the rear of the house enjoys the most incredible, panoramic, countryside views towards Nunney.

OUTSIDE

Much of the value in this unique and rare opportunity is in the grounds. To the front of the house there is driveway parking for multiple vehicles leading to the single garage. To the rear there are the most incredible gardens with uninterrupted panoramic views of surrounding countryside. There is a substantial patio/seating area adjoining the two large sliding doors from the kitchen, perfect for Al-fresco dining and watching the sun set with a glass of wine. Beyond the patio is a summer house/home office with double doors onto a slightly elevated decking area with seating looking across the fields. Beyond is a very substantial lawn decorated with a variety of tree's, a paradise for the keen gardeners and families with small children.

ADDITIONAL INFORMATION

Biomass central heating. Mains drainage and water connected.

LOCATION

The property is within walking distance of Frome's historic centre, which is renowned for its atmospheric streets, quirky independent shops, cafés, galleries, and performing arts. Regularly featured in 'Best Place To...' lists, Frome is now famous for its independent town council, its innovative health care approaches, the monthly Independent Market, vibrant community action, and the surprise performances of international stars at the Cheese & Grain.

Babington House, the private members' club, with its swimming pools, tennis courts, gym, bars and restaurant is only a short drive away; and the Hauser & Wirth Gallery in Bruton and The Newt are also both within easy reach.

Connections in the area are excellent with the A37 and A303 (M3) not far away, providing access to the wider motorway network. Frome, Westbury and Warminster stations all provide regular rail services to London Paddington and London Waterloo.

There is an excellent selection of schools in the area, and it's one of very few houses in Frome that guarantees access to Avanti Park school, the most oversubscribed primary school in town. The property is also within easy reach of an array of private schools, including Wells Cathedral School, Prior Park College, King Edwards School, and Warminster), all of whom run buses from within walking distance.





Critchill Road, Frome, BA11

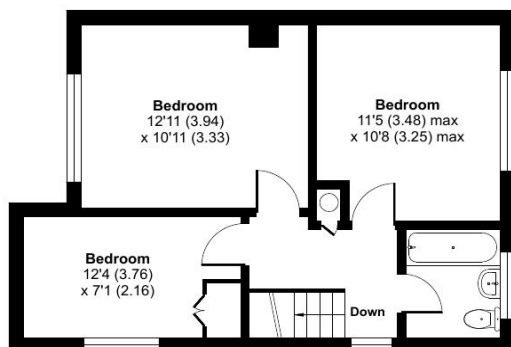
Approximate Area = 1058 sq ft / 98.2 sq m

Garage = 174 sq ft / 16.1 sq m

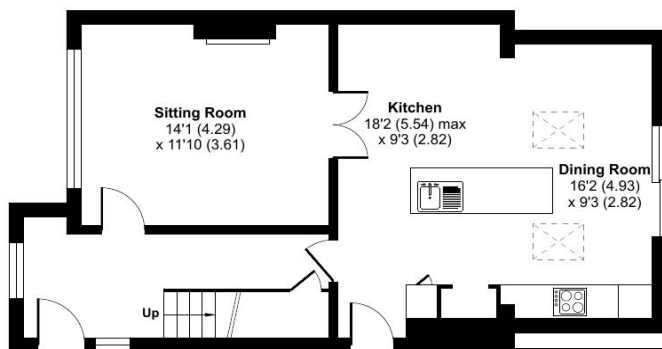
Outbuilding = 69 sq ft / 6.4 sq m

Total = 1301 sq ft / 120.7 sq m

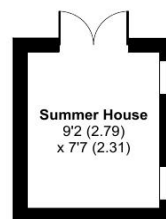
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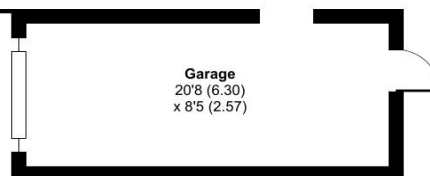
FIRST FLOOR



GROUND FLOOR

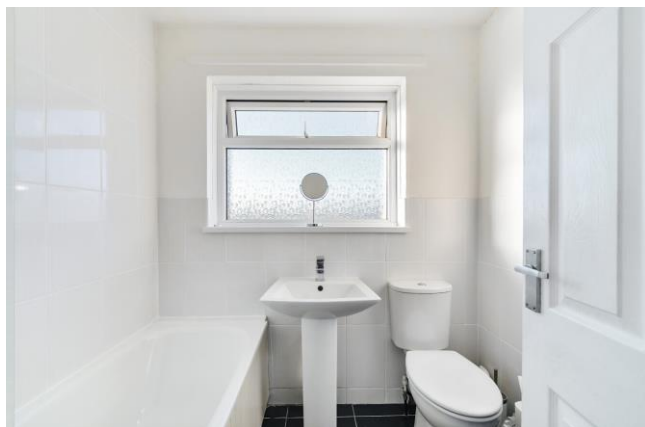


OUTBUILDING



Garage
20'8 (6.30)
x 8'5 (2.57)

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: 1229685



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