

46 Catherine Street,

Frome, BA11 1DA



£585,000 Freehold

Situated in a prime position just moments from the vibrant and eclectic Catherine Hill, this exquisite four-bedroom Victorian townhouse exudes period charm and contemporary sophistication. Boasting generously proportioned interiors, stunning architectural features, and the rarity of secure off-street parking, this home offers an unrivaled blend of elegance and practicality in one of Frome's most desirable locations.

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DESCRIPTION

The Victorian facades opens into a welcoming porch, leading to an impressive dual-aspect reception room. This spacious living area is a perfect blend of character and comfort, featuring an impressive log burner with feature surround, high ceilings, and original sash windows that flood the space with natural light. At the far end, a discreet door opens to a versatile study, ideal for remote work, with access to the private rear courtyard.

The lower level unveils the open-plan kitchen and breakfast area, thoughtfully designed to combine functionality with style. Modern built-in appliances including a gas burner and wine fridge, are seamlessly integrated into a space that also features two additional log burners, creating a cosy yet contemporary heart of the home. A cloakroom and direct access to the rear courtyard complete this level, perfect for entertaining or everyday family living.

Ascend the staircase to the first floor, where you'll find a luxurious family bathroom with a stunning freestanding roll-top bath and a spacious walk-in shower. Two well-appointed bedrooms, each offering ample light and period charm, are also located on this level. The double is situated at the front of the building with a large window and lovely views of the cobbled street below. The smaller bedroom would make an excellent nursery or office. The second

floor provides the remaining two bedrooms, including a sophisticated principal suite with an en-suite bathroom. Both have exposed wooden flooring, feature fireplaces and Mary Poppins-esque views over the rooftops and chimney breasts of Frome.

OUTSIDE

The rear courtyard is a versatile and secure outdoor space, offering ample room for al fresco dining, relaxing, or parking a vehicle. Accessed via double gates, it provides both convenience and privacy—an exceptional feature for a property in this central location.

ADDITIONAL INFORMATION

Mains gas and electric heating. All mains services are connected.

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.

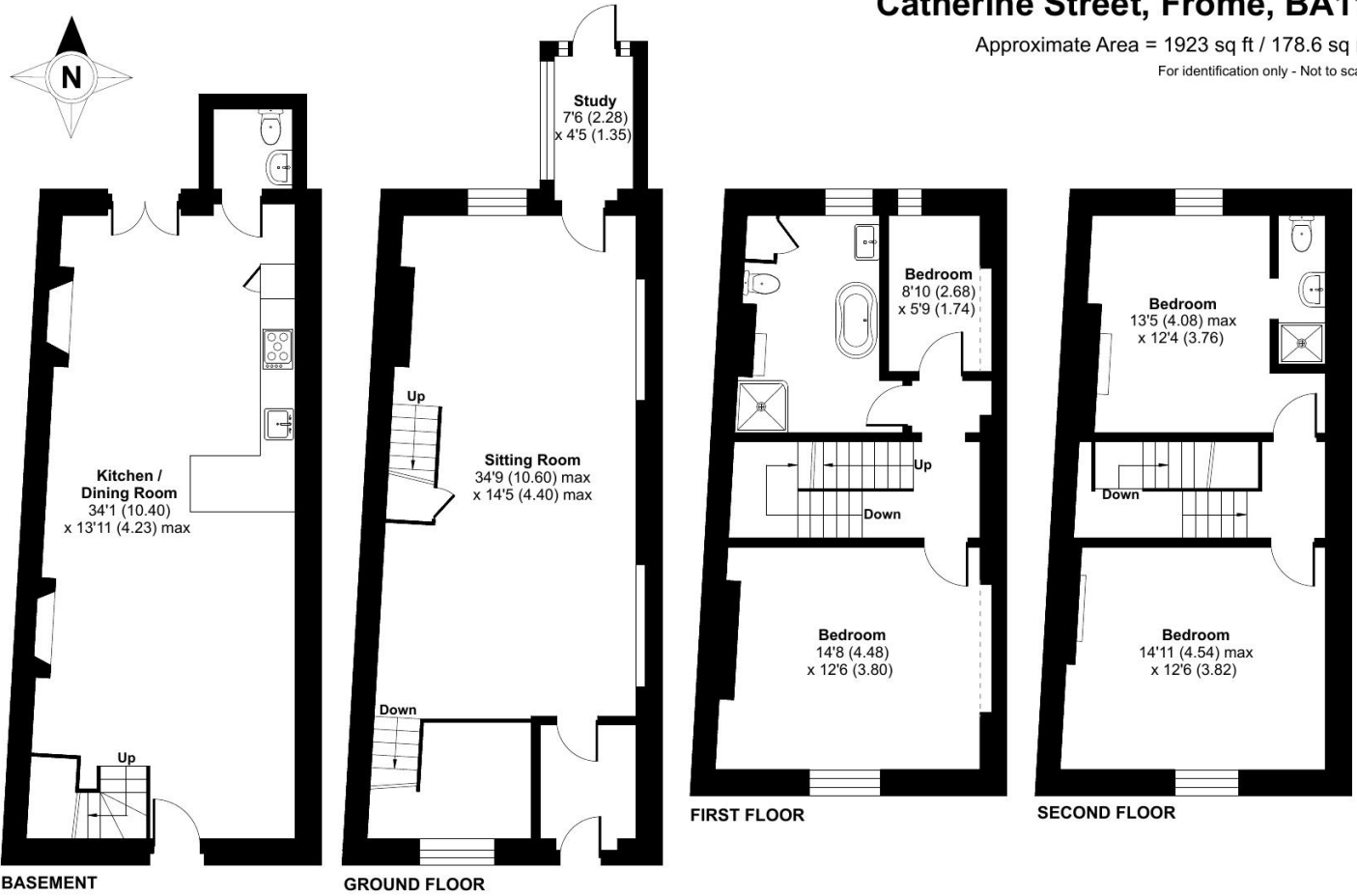




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Approximate Area = 1923 sq ft / 178.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1221373



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