



Willow Vale House, Frome BA11 1BG

£750,000 Freehold

COOPER  
AND  
TANNER



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 4  2  3 EPC E

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## DESCRIPTION

This beautifully preserved Georgian townhouse, dating back to 1742, offers a perfect blend of history, charm, and modern comfort. Set over three storeys, this Grade II Listed home is filled with character, from its original sash windows with working shutters to its open fireplaces and elegant proportions. The home is situated on one of Frome's most picturesque streets, and benefits from private river frontage and a single garage. Willow Vale House boasts one of the most handsome facades in Frome, along a tree lined waterfront lane en-route to Rodden Meadow.

The stone porch leads into a welcoming entrance hall with oak flooring and a graceful staircase. You are flanked by the two main reception rooms, both with open fireplaces, oak flooring and period alcoving. Each room has a pair of sash windows looking over the vale.

The spacious farmhouse style kitchen/breakfast room is truly the heart of the home, with bespoke hand-painted cabinetry, polished stone surfaces, and the quintessential country orange gas-fired Aga, the space lends itself equally to everyday living and entertaining. Behind the dining area is a built-in dresser with ample storage and wine housing. The kitchen has flagstone flooring, exposed wooden beams, and double doors leading out onto a patioed section of garden, flooding the room with light. Beyond the kitchen there is a utility area, downstairs shower room and lovely study, with a full wall of windows overlooking the courtyard.

On the first floor, the principal bedroom is a peaceful retreat, featuring built-in wardrobes, sash windows with shutters, and an en-suite bathroom with a classic roll-top bath. Another generous bedroom and a family bathroom, with exposed beams and period fittings, complete this level. The second floor offers two further double bedrooms, both full of character with exposed wooden flooring.

## OUTSIDE

Outside, the large rear garden is a hidden gem. Offset slightly to the house, a flagstone terrace leads to a beautifully kept lawn, framed by mature trees and an old brick wall, creating a private sanctuary. There is a gravelled dining area, providing a sun trap in the afternoons. The property also benefits from a single garage, accessed via a shared drive with the neighbouring property. There is an area of private river access to the front of the home.

Set along a quiet lane with river frontage, this home offers a rare mix of seclusion and convenience. Frome's vibrant independent shops, cafés, and cultural attractions are just a short stroll away, making this home an attractive investment or weekend getaway, as well as a lovely home.

## AGENTS NOTE

Please note that the property has a flying Freehold and is situated within a conservation area.

## LOCATION

Frome is a historic and architecturally impressive Town 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 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 (approximately 10 minutes); 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.











## Local Information Frome

**Local Council:** Somerset

**Council Tax Band:** E

**Heating:** Mains gas central heating

**Services:** All mains services are connected.

**Tenure:** Freehold



### Motorway Links

- A303, A36
- M4, M5



### Train Links

- Frome, Bath
- Warminster, Westbury



### Nearest Schools

- Frome, Bath, Bruton, Street
- Warminster and Wells

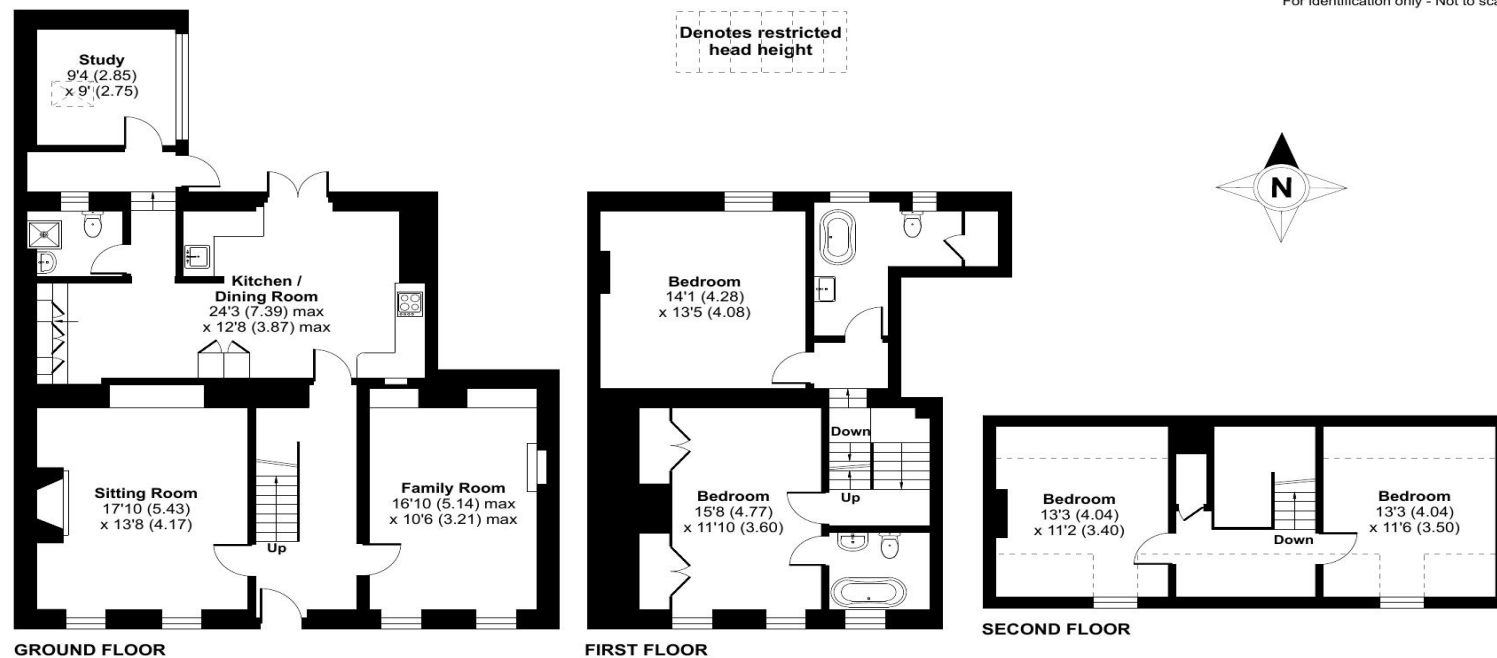
## Willow Vale, Frome, BA11

Approximate Area = 1929 sq ft / 179.2 sq m

Limited Use Area(s) = 144 sq ft / 13.4 sq m

Total = 2073 sq ft / 192.6 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 2025. Produced for Cooper and Tanner. REF: 1260937

### FROME OFFICE

telephone 01373 455060

6 The Bridge, Frome, Somerset BA11 1AR

[frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)

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