14 Goulds Ground, Frome BA11 1DW

£980,000 Freehold

COOPER AND TANNER

NO FILTER
Paloma Faith MILF
MURDLE
VOGUE COVE

14 Goulds Ground, Frome BA11 3DW

4 3 2 EPC N/A

Description

In the heart of the Trinity Conservation Area, this exceptional Grade II listed end-of-terrace home on Goulds Ground has been thoughtfully extended, remodelled and beautifully redecorated by the current owners. The result is a distinctive home that blends historic character with carefully executed contemporary design, offering generous and versatile accommodation arranged over three floors.

The property is approached along an idyllic pedestrian lane, where a small gate opens into the charming front garden. A path leads through the garden to the side entrance and around to the front door, now positioned within a striking oak frame timber-clad extension that forms a bold yet sympathetic architectural addition. Stepping inside, you are welcomed into an impressive entrance hall bathed in natural light, with space for a console table and framed by side windows and overhead skylights. Traditional cast iron radiators add warmth and character. Ahead lies a well-appointed utility room fitted with bespoke cabinetry, stone worktop, integrated appliances and practical space for coats and boots, both areas benefitting from the same excellent natural light and thoughtful detailing.

The entrance hall opens into the impressive open-plan kitchen and dining space, recently installed and forming the true heart of the home. Large format tiling runs underfoot, while the dining area features built-in bench seating and large slide-away doors opening towards the garden terrace, creating a seamless connection between inside and out. The bespoke Craigie Woodworks kitchen has been beautifully crafted, with quartz worktops and an attractively scalloped backsplash detail. Integrated Miele appliances include an induction hob with downdraft extractor, complemented by a Quooker boiling water tap. The cabinetry is finished with wooden soft-close fronts, predominantly designed as drawers for practical storage. Along the rear wall, open shelving provides both functional storage and space for curated display. Two sash windows overlook the south-facing terrace, filling the space with natural light, while ceiling-mounted spotlights create carefully considered highlights. High quality finishes are evident throughout, including brass toggle switches and matching brass cabinet handles.

From the kitchen, a central hallway provides access to the staircase rising to the upper floors. To the rear lies the study, forming part of the newer extension and featuring an impressive sloping ceiling, colour-drenched paintwork and engineered herringbone wood flooring. Thoughtfully designed niches provide storage and display, while a skylight and two side windows ensure the room remains wonderfully bright throughout the day. Returning to the hallway, the original front room has been transformed into a charming seating nook, where restored flagstone flooring and an exposed brick fireplace with decorative tiled feature wall create a warm and inviting atmosphere. A sash window overlooks the garden, and the space flows naturally into the formal sitting room. Here an open fireplace with decorative wooden surround forms a central focal point, complemented by deep-set casement windows with a built-in window seat and storage beneath, together with elegant glazed cabinetry. Completing the ground floor accommodation is a stylish shower room featuring a walk-in shower with reeded glass screen, chequerboard tiling and traditional Burlington sanitaryware. Several recessed shelving niches provide practical storage while maintaining the room's clean and thoughtful design.

On the first floor, the master bedroom sits at the top of the stairs and is a particularly characterful room, featuring solid elm flooring, exposed beams and a casement window with painted shutters. From here there are far-reaching views across the rooftops of Frome to the rolling countryside beyond, with the iconic Westbury White Horse visible in the distance. Two further double bedrooms are found on this level, both finished with soft tufted wool carpets. One benefits from two sash windows and offers ample space for wardrobes and a desk, while the other features an attractive apex ceiling with angled spotlights. Both rooms enjoy pleasant aspects and excellent natural light.

These bedrooms are served by a beautifully appointed shower room with a large walk-in shower, finished with cream and claret tiling and contrasting mint grout. The room also features traditional Burlington sanitaryware, solid wood flooring and charming period details including an exposed beam, lintel and a small window seat. Storage has been carefully incorporated throughout the home, including a deep storage hatch above the stairs and a further cupboard behind. A traditional latch door leads to the second floor where a staircase with tufted wool carpet rises past a deep shelf, ideal for storage or display. The top floor provides a versatile suite comprising an ante room and a double bedroom with shuttered window enjoying the same impressive outlook as the bedroom below. Currently arranged as a children's bedroom and playroom, it is a particularly magical space but would lend itself equally well to use as a guest suite, studio or additional workspace.

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Outside

Outside, the attractive walled garden wraps around the front and side of the property, creating a series of inviting spaces to enjoy throughout the day. To the front, lawned areas are bordered by mature planting and flowering trees, softening the approach and giving the house a wonderfully private, cottage-like setting. A raised terrace provides an ideal spot for outdoor dining or morning coffee, with pleasant outlooks across the garden. The garden is well stocked with a variety of established shrubs and seasonal planting, while a useful stone outbuilding offers practical storage. Additional amenities include hot and cold external taps, making the space both attractive and functional. To the rear of the property there is gated, gravelled parking for multiple vehicles, complete with an EV charging point. Access is also provided via a reinforced steel hatch to a substantial two-chamber vaulted cellar with forest marble floor, offering excellent storage or potential for a variety of uses.

Agent's Note:

Please note there is a right of way across the driveway for the neighbouring property.

Location

Frome is a vibrant and historic market town renowned for its rich architectural heritage, boasting one of the highest concentrations of listed buildings in Somerset. The town has developed a strong reputation for its independent spirit and creative community, offering an excellent range of amenities including boutique and independent shops, a leisure centre, numerous cafés, a wide choice of pubs and restaurants, as well as well-regarded junior, middle and senior schools. Cultural life is equally well catered for with several theatres and a cinema contributing to the town's lively arts scene. The Georgian city of Bath and the commercial centre of Bristol are both within comfortable commuting distance. Rail services from Frome railway station connect at Westbury railway station for direct services to London Paddington. The surrounding area offers an exceptional range of leisure and countryside pursuits. Nearby attractions include the renowned members' club Babington House, the celebrated country estate The Newt in Somerset, and Orchardleigh Golf Club. The wider countryside provides ample opportunities for walking, riding, fishing and shooting. For local produce and everyday essentials, the excellent agricultural cooperative Mole Valley Farmers is close at hand, alongside the award-winning White Row Farm Shop, known for its outstanding butchery, fishmonger, bakery and delicatessen. The magnificent Longleat House and Longleat Safari Park are also within easy reach, offering a wide range of attractions. A number of highly regarded independent schools can be found in the surrounding area, including those in Bath, Bruton, Castle Cary, Cranmore, Glastonbury, Street, Warminster and Wells.

Local Information Frome

Local Council: Mendip

Council Tax Band: D

Heating: Gas central heating

Services: Mains water, electricity and drainage.

Tenure: Freehold

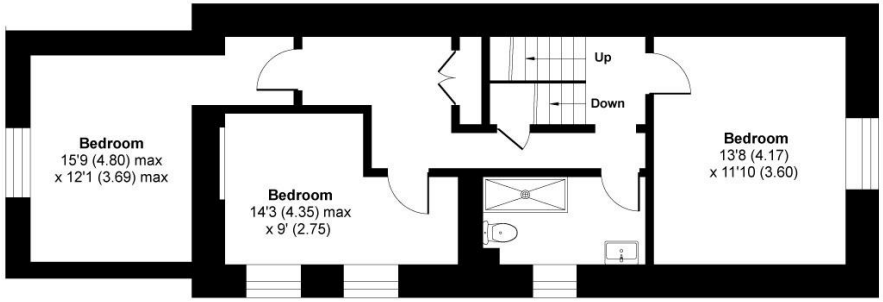
Motorway Links
- A303, A36,
- M4, M5

Train Links
- Frome, Bath,
- Warminster and Westbury

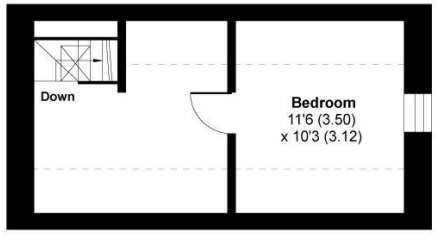
Nearest Schools
- Frome, Bath, Bruton, Beckington
- Bruton, Street, Warminster, Wells

Goulds Ground, Frome, BA11

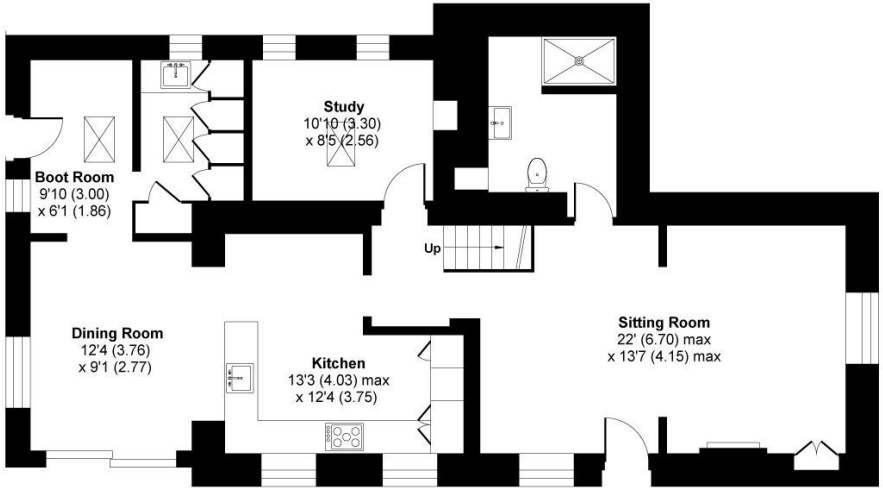
Approximate Area = 2121 sq ft / 197 sq m
Limited Use Area(s) = 103 sq ft / 9.5 sq m
Total = 2224 sq ft / 206.5 sq m
For identification only - Not to scale



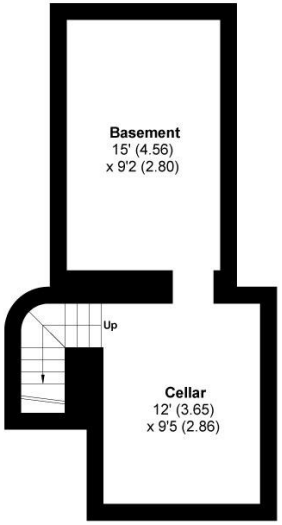
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



BASEMENT

Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Cooper and Tanner. REF: 1422183

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COOPER AND TANNER

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