

40 New Buildings Lane, Frome, BA11 1PD



Guide Price £425,000 - £435,000 Freehold

An extended, period home which offers the very best combination of old and new, in a sought after and tucked away location just a fifteen minute walk of the Town Centre and ten minute walk from the Train Station.

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DESCRIPTION

Positioned in an attractive, tucked away terrace of Victorian cottages, 40 New Buildings Lane lies just a 15 minute walk of the Town Centre and a ten minute walk of the Train Station. Extended over the years, the house enjoys open planned and sociable downstairs living and an early viewing is strongly recommended.

The front door opens into an entrance hall which provides access into dining room whilst stairs lead to the lower ground floor.

On the lower ground floor, a spacious cellar provides good storage and the ability to create an additional room if required.

The living room lies at the front of the cottage and an attractive open fireplace takes centre stage. To the rear of the house, a quite incredible open planned space provides a brilliant entertaining and family area. There is room for a large table and chairs, room for more sofas and chairs and of course the kitchen, complete with a range of units topped with solid wood worktops, with room for appliances and bi fold doors leading out to the extensive back gardens. A roof lantern in addition to the bi-fold doors fills the space with natural light.

On the first floor there are two well proportioned double bedrooms and the family bathroom.

On the second floor there is an impressive master bedroom which is a great size and enjoys an en-suite shower.

OUTSIDE

Outside the gardens have been landscaped and are a fabulous size, level and fully enclosed, perfect for families and anyone with pets. Beyond the bi-fold doors from the kitchen/dining/family area is a patio seating area, ideal for entertaining and Al-fresco dining. Beyond is a large lawn and at the end of the garden is another seating area.

ADDITIONAL INFORMATION

Gas fired central 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.

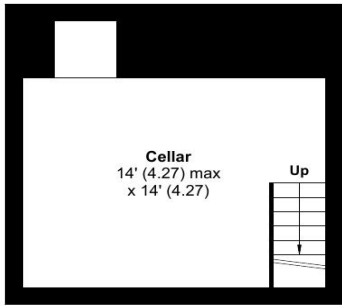




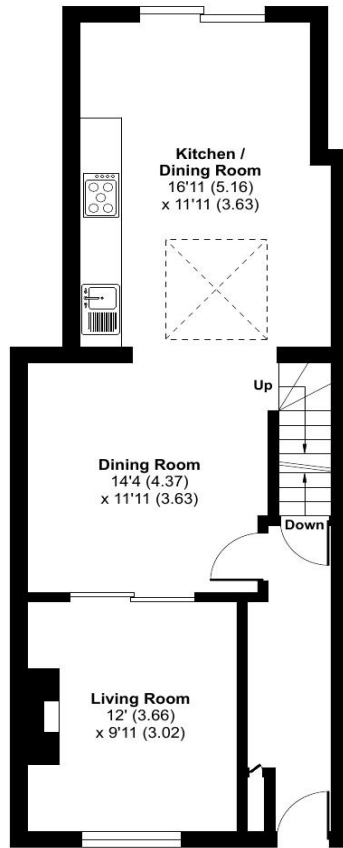
New Buildings Lane, Frome, BA11

Approximate Area = 1344 sq ft / 124.8 sq m

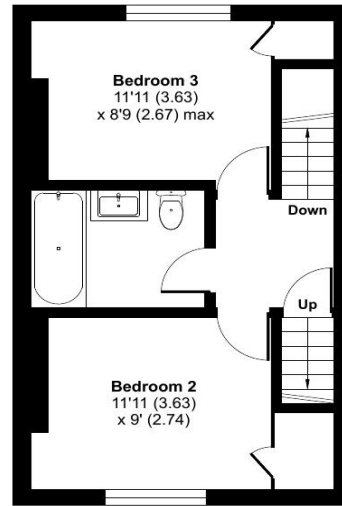
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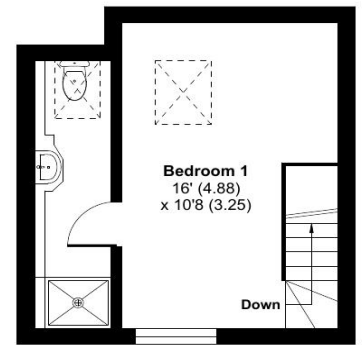
CELLAR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 1067697



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