

Flat 9, 4 Vallis Way,

Frome, BA11 3BD

COOPER
AND
TANNER



£150,000 Leasehold

1 1 1 EPC N/A

Description

Set on the second floor of the attractive Grade II listed Byrlton House, this beautifully presented one-bedroom flat offers charm, character, and truly outstanding views. Tucked into the eaves, the home features striking exposed beams that frame an impressive sitting room, an inviting space filled with light and historic appeal. The apartment includes a sleek, modern kitchen and a well-proportioned bedroom with a built-in wardrobe.

To the rear, a contemporary shower room, with brand new shower, provides a smart and practical finish. Positioned at the top of the Trinity Conservation Area, the property enjoys an elevated outlook over the town and towards the rolling countryside beyond, with the iconic Westbury White Horse directly in view from the front-facing rooms, an exceptional panorama rarely matched. Neutrally re-decorated throughout, chain free, and ready to move into, this charming home is ideal for buyers seeking character, convenience, and captivating scenery in a unique period setting.

The apartment also benefits from an allocated parking space.



Vallis Way, Frome, BA11

Approximate Area = 609 sq ft / 56.5 sq m

Limited Use Area(s) = 67 sq ft / 6.2 sq m

Total = 676 sq ft / 62.7 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). © ncthemcom 2025. Produced for Cooper and Tanner. REF: 1386456



Features

- Allocated Parking
- Far reaching views
- Excellent location
- Walking distance to town center and amenities
- Built-in storage
- Ready to move into
- Chain Free
- Appliances in good working order and included in sale
- New Carpets throughout
- Blinds fitted to dormer windows

Local Information

- Council Tax Band A
- Tenure Leasehold
- Lease – 975 years left
- Service Charge - Currently £681.34 pa
- Ground Rent - Currently £100 pa
- EPC Rating N/A

FROME OFFICE

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

