

# 2 Selwood Road,

Frome, BA11 3BP

COOPER  
AND  
TANNER



OIEO £325,000 Freehold

Beautifully renovated two double bedroom period cottage, set in the heart of the conservation area and a short stroll from the town centre.

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## DESCRIPTION.

The property is situated within the conservation area, a short walk from Frome's town centre, where the ever so popular Frome Independent Market is held on the first Sunday of every month. An annual street party is held on Selwood Road and there is a wonderful community atmosphere.

When entering the property, it is immediately apparent that a great deal of time has been spent unveiling the original features it has to offer; namely stripped back flagstone flooring throughout the living room and kitchen, exposed beams and a red brick encased fireplace. There have been several upgrades to the property including a new Combi Boiler with cast iron column radiators, a fully operational log burner, sash windows and resourceful cupboard spaces with re-pointed stone throughout.

Leading through from the sitting room is an exposed stone kitchen, with solid oak worktops, a Rangemaster sink, a cantilever window seat and floating mullion windows looking out onto the courtyard garden. What used to be the utility area has been opened and extended to create a large space, which contains a new boiler concealed tidily in storage units. The property benefits from recently installed French doors leading out to a romantic seating area.

Upstairs the staircase and flooring are original solid elm wood. The primary bedroom is a generous double, with

plenty of room for storage and has been tastefully decorated in recent years. The second bedroom provides ample space for a double bed and offers the potential to double as a home office, overlooking the courtyard garden.

## OUTSIDE

The property offers a cleverly converted courtyard garden which would be a fantastic entertaining space. The double doors and Mandarin Stone flooring throughout creates a seamless transition from inside the property to outside bringing the garden into the home. British larch cladding softens partial walls, with zinc pipe guttering and reclaimed red brick steps leading onto the second patio level. The garden also benefits from electricity points recently installed. The property is also accessible from the rear with plentiful free parking available.

## ADDITIONAL INFORMATION

Gas central heating. Mains electricity, gas, water and drainage are all 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.



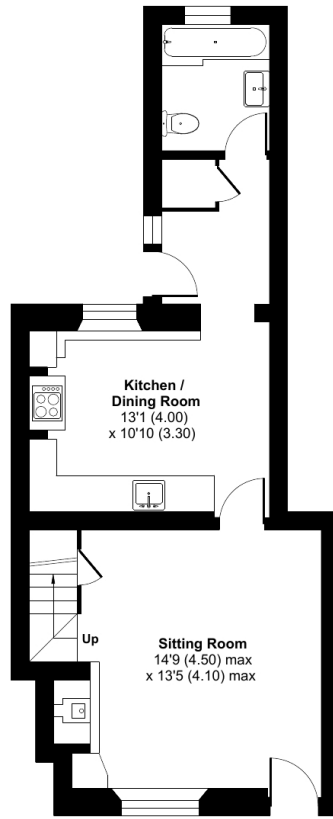




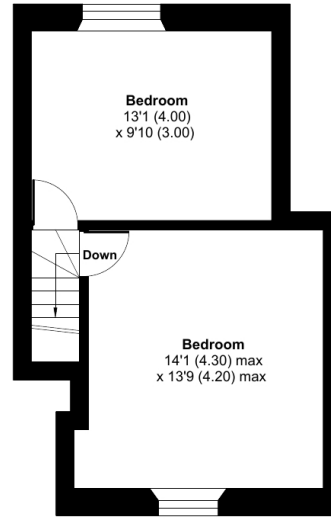
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Approximate Area = 805 sq ft / 74.7 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rithecom 2024. Produced for Cooper and Tanner. REF: 1131115



## FROME OFFICE

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