

# 4 Salisbury Terrace, Frome, BA11 4AH

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**Guide Price £350,000-£375,000 Freehold**

An elegant Georgian home full of charm and comfort, quietly tucked away near the heart of Frome. Set along a peaceful lane of former weavers' cottages, this beautifully presented three-story home blends period character with modern practicality. With spacious living areas, off-road parking, and a sunny garden, it's a wonderfully welcoming home just a short stroll from the town's vibrant centre.

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## DESCRIPTION

A handsome Georgian terraced home full of warmth and character, quietly tucked away just a short stroll from Frome's bustling town center. Set within a charming row of former weavers' cottages, this delightful three-story home offers the perfect blend of period charm and everyday comfort. From the moment you step inside, the cottage feels warm and welcoming, a place with a genuine sense of history, yet thoughtfully extended and modernised to suit family life. The ground floor is centered around a wonderfully open sitting room, where two fireplaces add both character and cosiness. The soft glow of the fire, the gentle patina of the wooden floors, and the open layout create an inviting setting for both relaxed evenings and family gatherings. Beyond, the kitchen and dining room form the heart of the home, light-filled and practical, with plenty of space to cook, chat, and enjoy a morning coffee.

Upstairs, on the first floor a double bedroom offers peaceful retreat, with plenty of built in storage and natural light. There is also a large family bathroom with separate bath and shower, and ample room for products along the deep window shelf. The second floor is home to a lovely attic bedroom, a bright and characterful space with exposed beams and rooftop views, perfect for a guest room, studio, or cosy hideaway. There is also a smaller room, being a single bedroom or ideal dressing room or study.

## OUTSIDE

Outside, there's a small seating area to the front of the cottage, perfect for a potted plant or two and an afternoon

cup of tea. Just across the quiet lane, there is parking and a further garden, a real bonus for a home so close to town. The garden enjoys a sunny southerly aspect and has a lovely, established feel, with colourful planting creating a peaceful spot to unwind or entertain in the warmer months. The garden also benefits from a 10' x 8' shed and a patio.

## ADDITIONAL INFORMATION

Gas fired central heating. Mains water, gas and electricity.

## LOCATION

The house is a short walk from the town centre and its many independent cafés and boutique shops, including Rye Bakery, Projects Frome, Moo and Two, Frome Hardware, Little Walcot and Frome Reclamation Yard. Frome's popularity has surged in recent years; the town is routinely named one of the best places to live in the UK, thanks to its thriving cultural scene, historic architecture, and beautiful surrounding countryside. The Frome Independent, a monthly market showcasing local artisans and food producers, has helped put Frome on the map, attracting over 80,000 visitors annually.

Transport links are also very good. A mainline railway service runs direct services from Frome to London Paddington, with a journey time of around 86 minutes. Access to the national motorway network is via the A303 (M3) and Bristol Airport is less than 30 miles away.

**AGENT'S NOTE:** This property is being sold by a relative of a Cooper and Tanner employee.

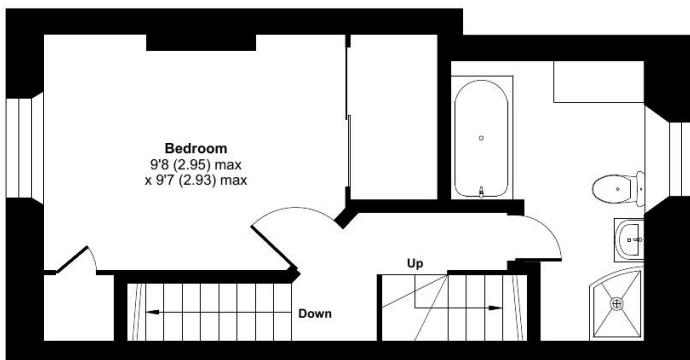




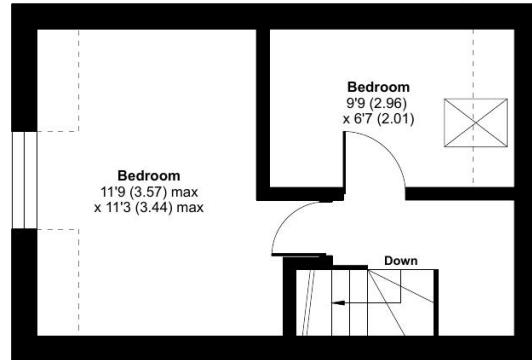
## Salisbury Terrace, Frome, BA11

Approximate Area = 1023 sq ft / 95 sq m  
 Limited Use Area(s) = 23 sq ft / 2.1 sq m  
 Total = 1046 sq ft / 97.1 sq m

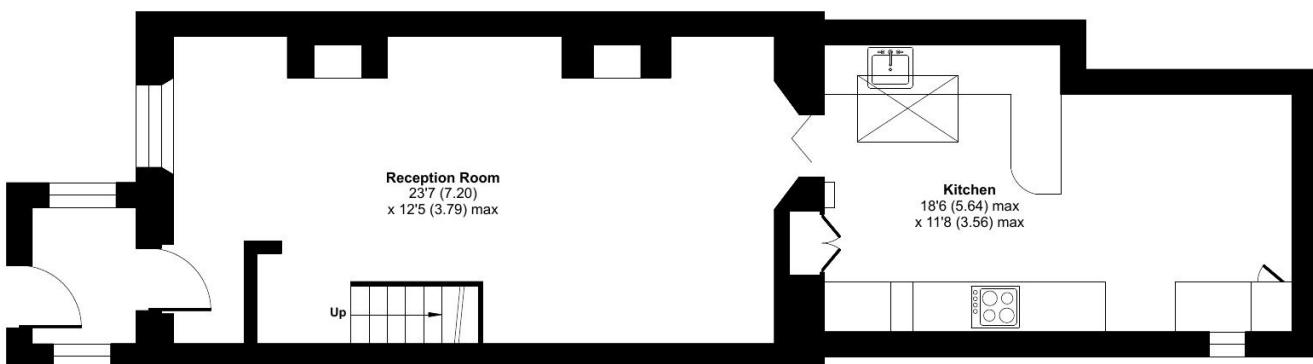
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FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2025. Produced for Cooper and Tanner. REF: 137336



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