

1 Willow Vale

Frome, BA11 1BG



£625,000 - £650,000 Freehold

A beautifully presented Grade II listed former weaver's cottage in the heart of town, just steps from the town bridge and overlooking the River Frome. Arranged over three floors, the property offers generous and characterful accommodation including several log burners, kitchen/dining room, elegant drawing room, three/four bedrooms (one en-suite), and a family bathroom. The home is rich in period features such as exposed beams, sash windows, and original doors, with a tranquil and private rear garden.

1 Willow Vale

Frome,

BA11 1BG

 3  2  2 EPC D

£625,000 - £650,000 Freehold

DESCRIPTION

Set just a stone's throw from the iconic town bridge and set along the tranquil River Frome, 1 Willow Vale is a beautifully presented former weaver's cottage offering period charm, generous living space, and an exceptional central location. This handsome Grade II Listed property is full of original character, including exposed beams, sash windows, original doors, and multiple fireplaces.

The accommodation is arranged over three floors, the ground floor comprises a welcoming entrance hall, a spacious sitting room with oak flooring and a wood-burning stove, large south facing window and decorative alcoves. To the rear is a well-proportioned kitchen/dining room, with exposed brick chimney breast and log burning stove. There is a small raised breakfast bar, plenty of room for a table and chairs and views out over the private garden. There is also a useful utility room and beyond a WC.

The upper floors are accessed via an elegant, curved staircase. On the first floor is a grand front room, currently utilised as a delightful drawing room which enjoys views over the river through three sash windows and featuring a beautiful bath stone surround and working log-burner, make it an ideal space for entertaining or quiet evenings in. There is a large built-in cupboard, and the room would also make a spectacular master bedroom. On this floor there is a further large double bedroom to the rear of the property, with views over the garden, built-in storage and a charming fire surround. The family bathroom is also large and spacious, drenched in light from the large sash window, with a free-standing claw-foot bath, separate shower, and lantern pendant light. On the 2nd floor there are two further large double bedrooms, one with an en-suite shower room and plenty of built-in storage.

OUTSIDE

The garden is a particularly special feature, thoughtfully curated and enclosed by handsome natural stone walls, it offers a wonderful sense of privacy and seclusion in the heart of town. Accessed directly from the kitchen/dining room, a stone-paved terrace provides an ideal space for al fresco dining, entertaining, or simply enjoying the peaceful surroundings.

Throughout the garden, you'll find well-stocked, raised stone flower beds bursting with a variety of mature shrubs, perennials, and established climbing plants that provide year-round interest and colour. There are quiet spots to sit and enjoy the sun, as well as more shaded areas ideal for planting or reading in peace. Positioned at the far end of the garden is a charming, detached studio/storage room, offering a versatile and inspiring space. With natural light and a pleasant outlook across the garden, it would make an excellent artist's studio, home office, or hobby room. A gate to one side of the garden opens onto North Parade, offering convenient pedestrian access. Despite its central location, the garden feels like a hidden oasis, a tranquil and private haven just moments from the town centre and river.

ADDITIONAL INFORMATION

Mains gas central heating. All mains services are connected.

AGENTS NOTE

Please be advised that there is a flying freehold over the neighbouring property (the family bathroom).

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.





Willow Vale, Frome, BA11

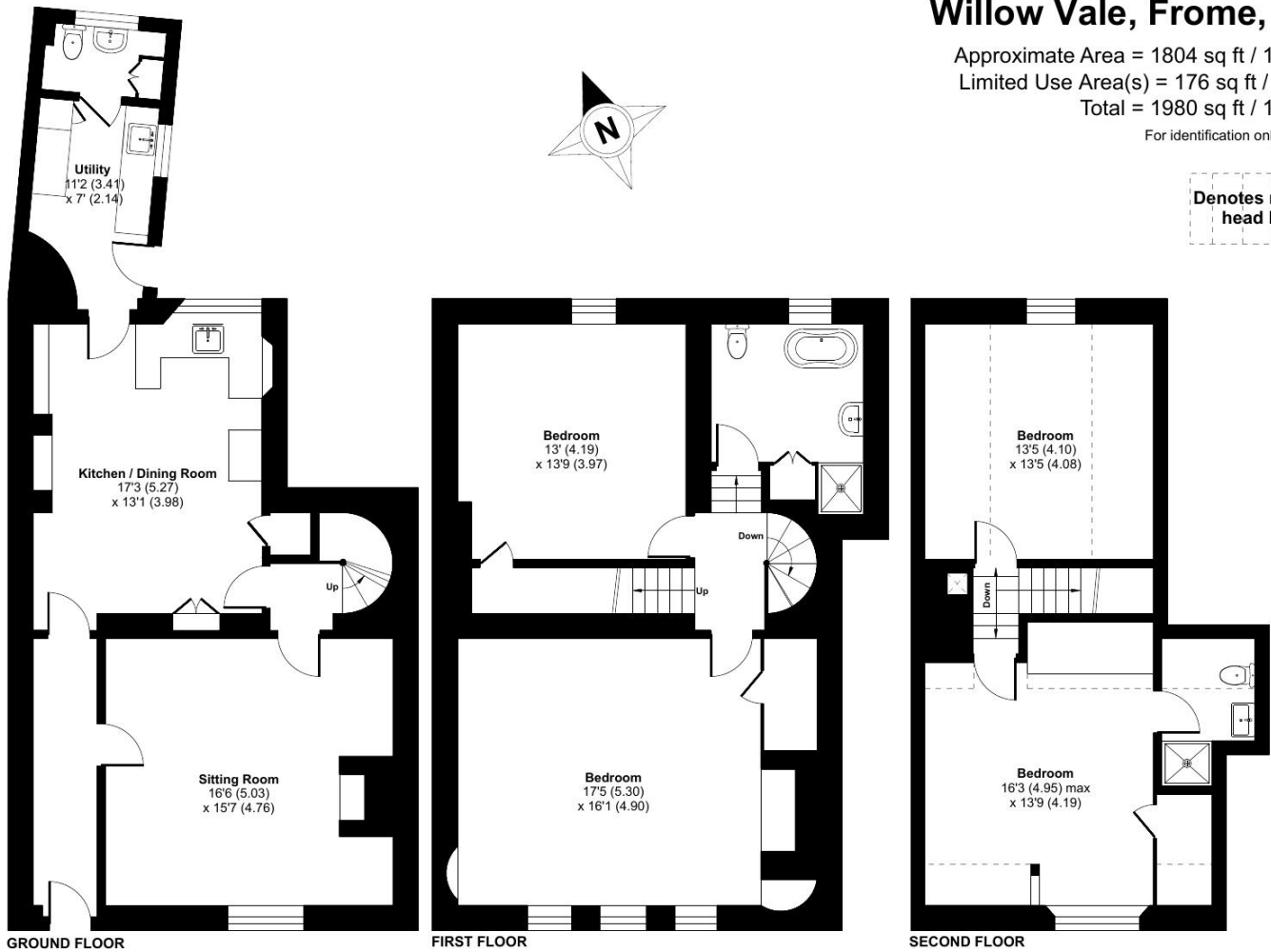
Approximate Area = 1804 sq ft / 167.5 sq m

Limited Use Area(s) = 176 sq ft / 16.3 sq m

Total = 1980 sq ft / 183.8 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Cooper and Tanner. REF: 1313833



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor 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.

