



Wallbridge Lodge, Wallbridge, Frome BA11 5JX £800,000 to £825,000 Freehold

COOPER
AND
TANNER



Wallbridge Lodge, Wallbridge, Frome, BA11 5JX

 6  3  5 EPC E

£800,000 to £825,000 Freehold

DESCRIPTION

Built in the 1930s, this extended and modernised detached family house enjoys an excellent plot with the added benefit of having a two-bedroom self-contained and detached bungalow within the grounds. A fantastic arrangement for multi-generation living and anybody wanting a family house with a separate income ready-made.

Set behind an electric gated entrance, a long driveway leads up to the house and the annexe and provides plenty of secure off-road parking. To the front of the house there are lawned gardens with a beautiful flower bed adding an array of colour, whilst a number of mature trees decorate the space and add privacy. The gardens wrap around the house providing a choice of seating areas to follow the sunshine. There is an outdoor swimming pool with solar cover and outbuildings that have been used as changing rooms, a poolside shower room and a bar area, a wonderful party set up and great for large families. There is an attractive back garden which has been landscaped and in the far corner is a summer house with hot tub inside.

The main house provides a large light and airy entrance hall, a dual aspect living room with parquet flooring, an open fireplace and access out to the gardens and swimming pool via a set of bi-folding doors. The dining room is a great size dual aspect room also, this time with a wood burning stove taking centre stage.

The kitchen is a well-appointed and well-proportioned room with a range of units that are topped with granite worktops. There are a range of appliances, and a good level of storage. Also on the ground floor is a double bedroom with en-suite and a separate downstairs w.c, an excellent self contained secondary annex option for multi-generational living or potentially an ideal configuration for somebody who works from home.

On the first floor there are four bedrooms, all of which can take a double bed with ease. There is a beautifully finished family bathroom and an en suite shower room to the master.

THE BUNGALOW

Presented in excellent order, having been renovated over recent years, there is an entrance hall, a large open plan living/kitchen/dining area with a stylish fitted kitchen and access out onto an enclosed private garden area. There are also two double bedrooms and two bathrooms, one of which is en-suite. This has been a very lucrative Air B&B/rental and our vendor informs us that she has been able to achieve £1200 per calendar month in recent times.











Local Information Frome

Local Council: Somerset

Council Tax Band: E

Heating: Mains gas central heating.

Services: Mains water, gas, electricity and drainage.

Tenure: Freehold



Motorway Links

- A303, A36
- M4, M5



Train Links

- Frome, Bath, Bristol
- Warminster, Westbury



Nearest Schools

- Frome, Beckington, Bath, Bristol
- Street, Warminster and Wells



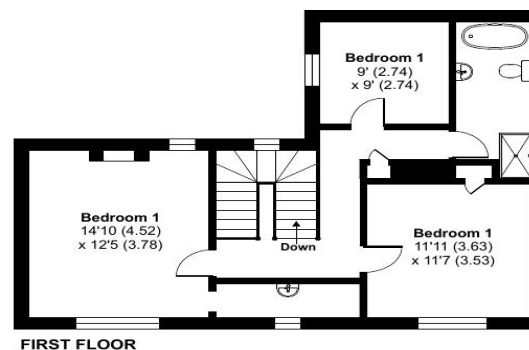
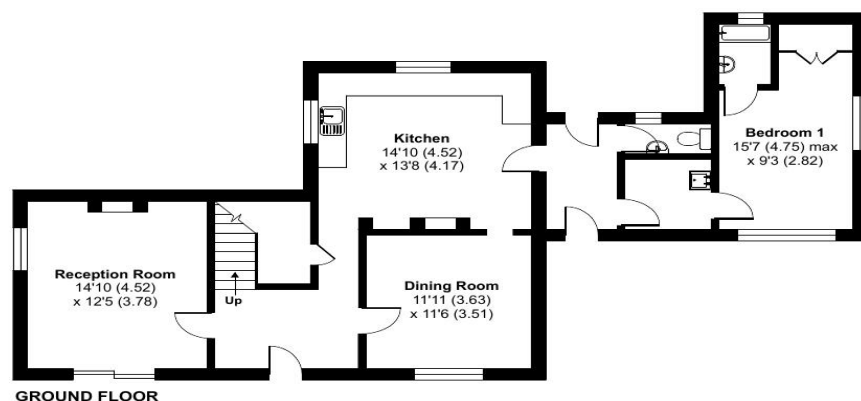
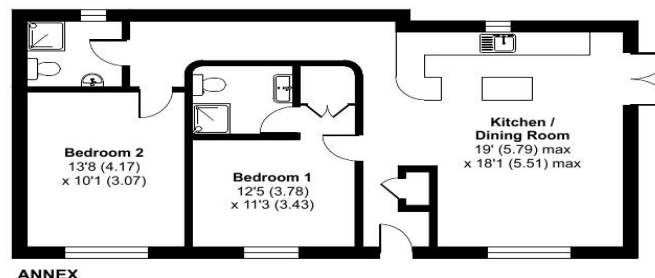
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Approximate Area = 1665 sq ft / 154.7 sq m

Annex = 814 sq ft / 75.6 sq m

Total = 2479 sq ft / 230.3 sq m

For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Cooper and Tanner. REF: 880362

FROME OFFICE

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