



Wallbridge Lodge, Wallbridge, Frome BA11 5JX

£875,000 Freehold

COOPER
AND
TANNER



Wallbridge Lodge, Wallbridge, Frome, BA11 5JX

 6  2  3 EPC E

£875,000 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



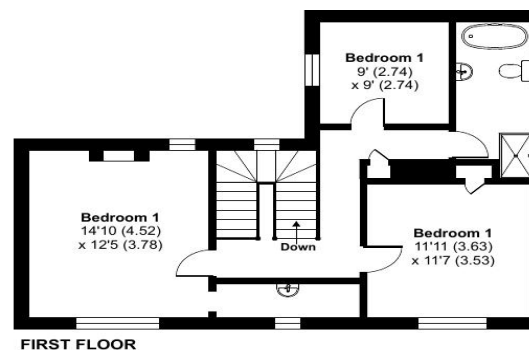
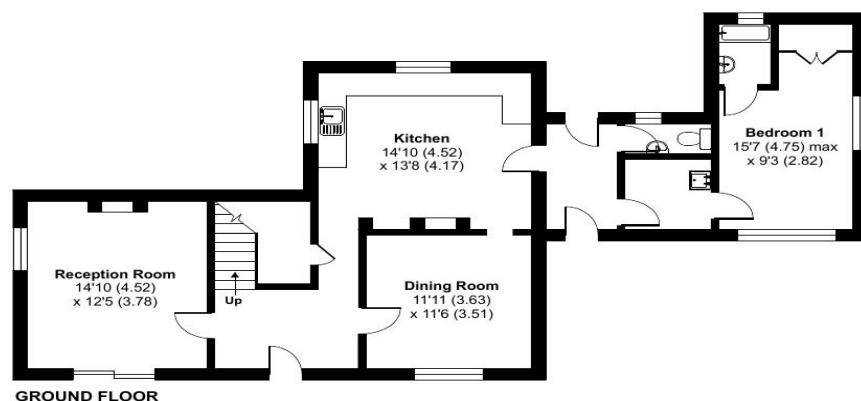
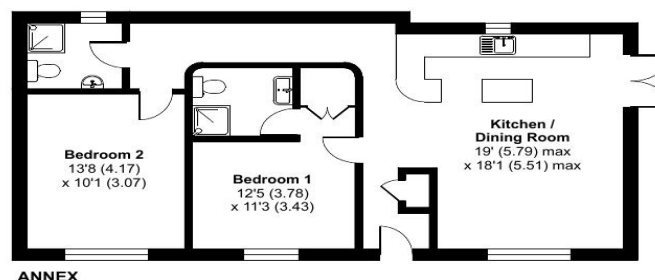
Wallbridge Lodge, Wallbridge, Frome, BA11

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

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.

