



3 Christchurch Street West, Frome, BA11 1EA

Offers Over £975,000 Freehold

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 5  3  3 EPC E

Offers Over £975,000 Freehold

## Description

One of the largest Victorian semi-detached villas set within a few minutes walk of the town centre. The property retains original features such as stone and slate fireplaces with patterned tiled insets, stained glass windows on all three floors, high ceilings with original coving and picture rails, a glazed tiled hallway and original doors with matching door furniture. The property also features Victorian style radiators.

The Historic element of the property is complemented by the contemporary 'open plan' kitchen/dining/family room that looks onto the rear gardens. This extensive room features a wide range of Shaker style kitchen cupboards, a central island unit and polished granite work surfaces. Other features include the Belfast sink, stone tiled floor and stainless-steel range. There is a set of double doors onto the garden, an original pine full height dresser and a useful utility room to the side. Also on the ground floor is a sitting room, drawing room and a w.c. Both the sitting and dining room have deep bay windows and sanded and sealed floorboards.

The first floor provides two double bedrooms, one of which has an en-suite shower room. The family bathroom is also on this level and provides a free-standing bath and a separate shower. The top floor provides three further bedrooms, a shower room and to the front enjoys a view over the rooftops of the town.

This is a wonderful and spacious family home that should be viewed to be fully appreciated.

## Outside

The property is unusual for its type in that it has a rear vehicular access, ample parking and a detached double garage.

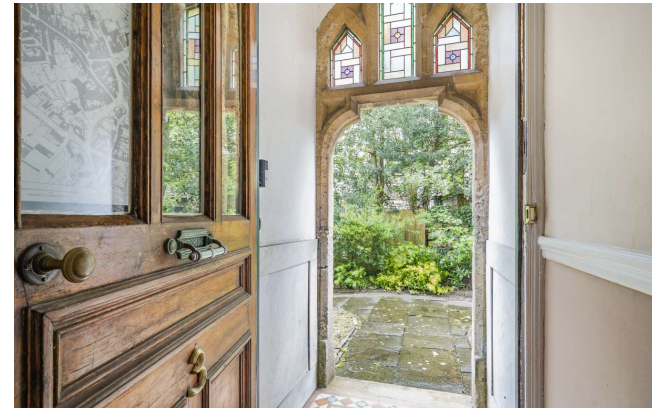
The garden provides a lawn, a mature apple tree, various evergreen shrubs and is private and secluded. To the rear of the house is a sunny paved terrace which enjoys a southerly aspect, to one side its own World War II air raid shelter! To the front is a set of steps up from Christchurch Street West, and a front garden area bordered by a mature hedge.

## Agent's Note

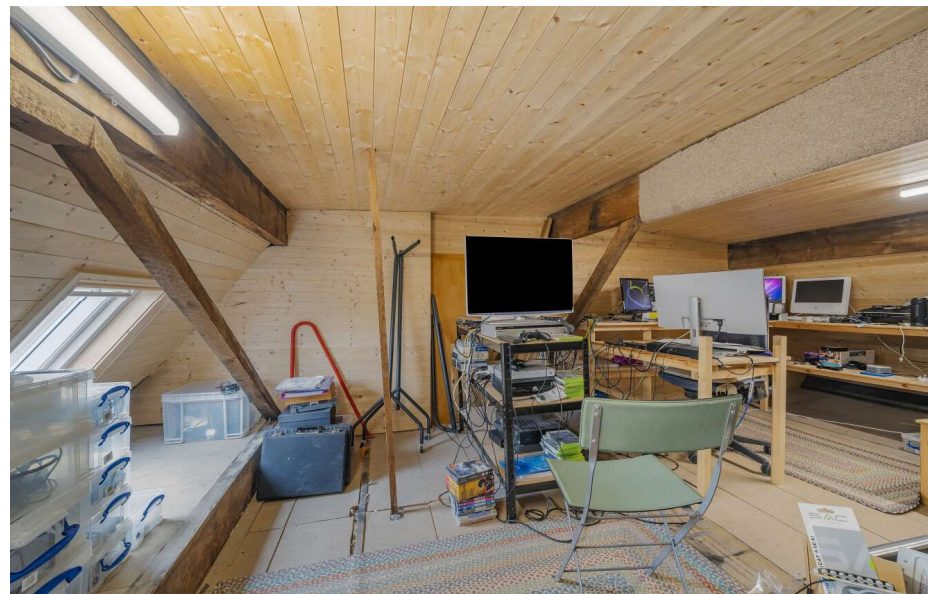
Since purchasing the home, our vendors have placed more insulation into the roof, fitted every external window with secondary glazing and had solar panels placed onto the roof and therefore the energy efficiency will have improved dramatically since the graph was carried out.

## 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 and is known for its small independent shops, artisan street markets, festival and cultural venues, a sports centre, several cafés, a choice of pubs, local junior, the Steiner Academy, middle and senior schools, theatres and a cinema. The property is within easy walking distance of shops, cafés, and amenities.

















#### Local Information Frome

**Local Council:** Somerset

**Council Tax Band:** E

**Heating:** Gas fired central heating

**Services:** All mains' services are connected

**Tenure:** Freehold



#### Motorway Links

- A303, A36
- M4, M5



#### Train Links

- Frome, Bath
- Westbury and Warminster



#### Nearest Schools

- Frome, Bath, Bruton, Street,
- Warminster and Wells



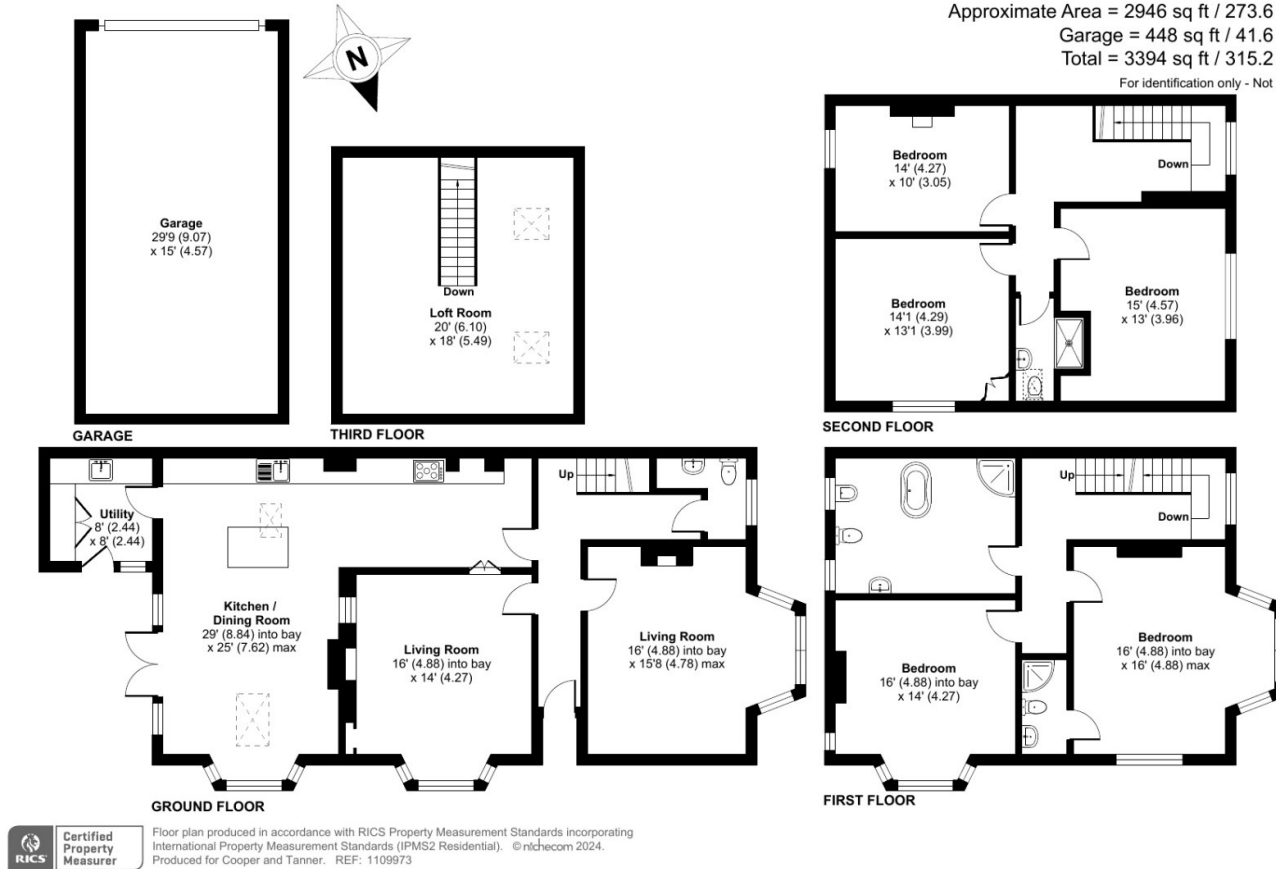
# Christchurch Street West, Frome, BA11

Approximate Area = 2946 sq ft / 273.6 sq m

Garage = 448 sq ft / 41.6 sq m

Total = 3394 sq ft / 315.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1109973

## FROME OFFICE

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