

58 Packsaddle Way, Frome, BA11 2RN

COOPER
AND
TANNER



Guide £625,000 - £635,000 Freehold

Occupying a fabulous position on the edge of Frome, with spectacular views across fields, towards Orchardleigh Estate, this detached property has been extended and fully renovated in the last 11 years.

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 3  2  1 EPC C

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DESCRIPTION

Enjoying the most incredible panoramic views across rolling open fields towards the Orchardleigh Estate, this considerably extended and modernised family size bungalow represents an exciting opportunity to be within walking distance of the town centre and yet feel like you are in the countryside.

The front door opens into the useful entrance porch which leads through to a spacious entrance hall. A door on the left opens into the incredible, open plan, family/dining room which provides an excellent entertaining and family living space attached to the kitchen. The kitchen is very well appointed, having been recently updated with a range of stylish wall and base units, integrated appliances and the most spectacular views.

The living room also enjoys the views through the bi-fold doors, the most amazing frame, giving a great balance of inside/outside. Off the kitchen is a utility space with w.c and access to the gardens.

There is also an office, three bedrooms and a family bathroom which includes a bath and separate shower.

OUTSIDE

Externally, there is a single garage, driveway and tiered rear gardens with a patio, a lawn and vegetable plot.

The views from the garden are some of the best we have seen for a property within a town.

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, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres, and a cinema. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.





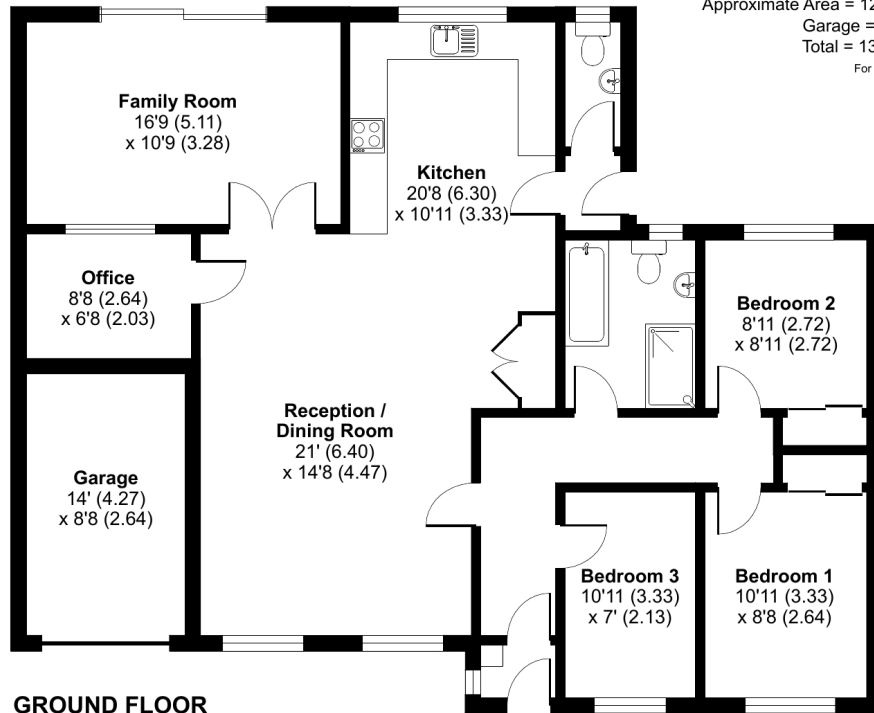
Packsaddle Way, Frome, BA11

Approximate Area = 1254 sq ft / 116.5 sq m

Garage = 119 sq ft / 11.1 sq m

Total = 1373 sq ft / 127.6 sq m

For identification only - Not to scale



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 991724



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