

# 75 The Butts, Frome, BA11 4AE



Guide Price £275,000 Freehold

An impressive stone-built Victorian townhouse with significant scope for improvement. Requiring modernisation throughout, the property provides a rare chance to reconfigure and enhance a sizeable home within walking distance of central Frome, complete with south-facing garden, garage and parking.

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## DESCRIPTION.

Occupying an enviable position on The Butts, within easy reach of Frome's vibrant town centre and amenities, this impressive late Victorian stone townhouse offers generous accommodation arranged over four floors, together with a beautifully orientated south-facing rear garden, single garage and parking.

The property retains the handsome façade typical of the period, approached via a gated pathway and small, neatly paved front garden. Stepping inside, the ground floor features an elegant sitting room with a large bay window, flooding the space with natural light. Beyond lies the dining room, a charming and versatile space with access down to a two-chamber basement, ideal for storage, hobbies or potential further use (subject to necessary consents). To the rear, a single-storey extension provides a practical kitchen, WC and utility area, along with direct access to the garden. The first floor offers two comfortable double bedrooms, with a further particularly generous double bedroom occupying the second floor alongside the family bathroom, which also contains eaves storage.

## OUTSIDE

Externally, the rear garden extends to approximately 50 feet by 16 feet, enclosed and south facing, offering

excellent scope for landscaping or outdoor entertaining. To the far end sits a single garage with power, small workshop and store, together with an additional parking space.

Whilst the house would now benefit from a program of modernisation, it presents a superb opportunity to create a tailor-made family home. There may also be potential to extend, subject to the usual planning permissions. With its generous proportions, period character and highly convenient location, this is an exciting project with clear scope to add value.

Offered to the market with no onward chain.

## AGENT'S NOTE

All mains services connected.

## 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. The local railway station connects at Westbury for London Paddington.





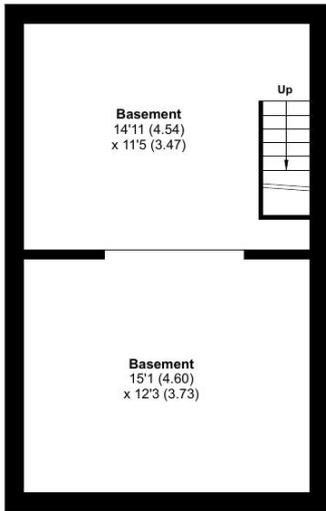
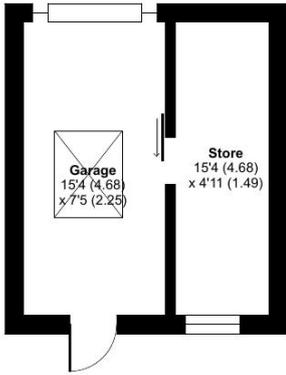
# The Butts, Frome, BA11

Approximate Area = 1508 sq ft / 140 sq m

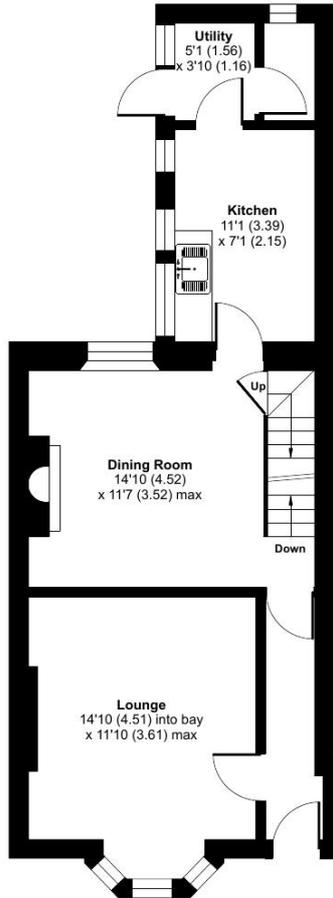
Garage = 196 sq ft / 18.2 sq m

Total = 1704 sq ft / 158.2 sq m

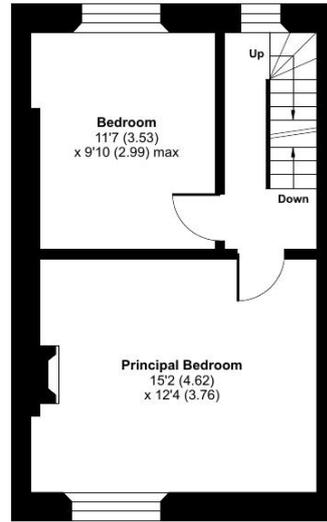
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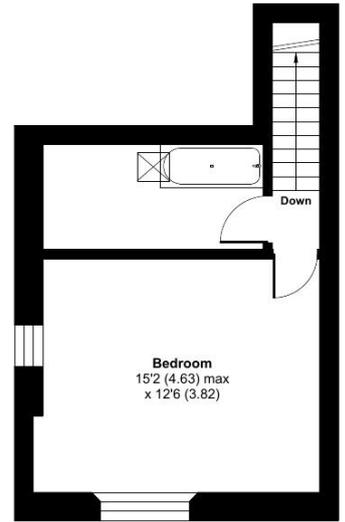
BASEMENT FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1388014



## FROME OFFICE

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TANNER**

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