



Fairmead, Gypsy Lane, Frome BA11 2NA

Guide £700,000 - £725,000 Freehold

COOPER
AND
TANNER



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Description

An individually built four bedroom detached family home situated on the sought after Bath side of Frome Town and offering four bedrooms, a large family bathroom, generous living accommodation and a large plot, including a double garage and ample off road parking. The home enjoys a fully enclosed and private rear garden and offers plenty of scope to personalise and update.

Accommodation

Fairmead is approached via a gated driveway which provides parking for multiple vehicles. You enter the home into a spacious yet welcoming entrance hall to the front, offering access to the downstairs WC, separate study, kitchen/diner plus utility room, separate dining room and spacious lounge. There are stairs rising to the first floor.

The study is situated to the front of the home and has previously been utilised as a single guest room. There is ample space for book casing and a desk. A window to the front allows for plenty of light. The downstairs WC/Cloakroom is situated off the entrance hall and offers a WC and wash hand basin.

The lounge is a separate space with open fireplace with stone surround, a focal point to the room and there are patio doors leading out to the enclosed rear garden.

There is a separate dining room/reception situated to the front of the property, with large bay style window allowing for lots of natural light. There is space for a large dining table, making for the perfect room for entertaining. The kitchen diner offers scope for modernisation and provides a good size room with a range of wall and base units, including an integrated gas hob and eye level oven and there is space for a small dining table and chairs. A window overlooks the rear garden. From the kitchen/diner, there is access through to the utility room which has generous storage and worktop space. There is a side door leading outside from here.

On the first floor, there are four bedrooms and a family bathroom. Bedroom one is a great size double with 'hidden' ensuite and lots of built in wardrobe space, along with plenty of space for additional furniture. The en-suite offers a shower cubicle, WC, wash hand basin and bidet. There is a window looking out towards the front of the property.

Bedroom two is another great size double bedroom and is to the back of the property. There is ample space for furniture and a double/king size bed. Bedrooms three and four are also good size double rooms. The family bathroom is a fantastic size and is currently split level. There is a corner bath and separate shower cubicle alongside a low level WC and wash hand basin. There is scope here to modernise and create a truly amazing family bathroom.











Outside

The home is approached via a five bar gate to the front, with driveway parking for at least five cars in addition to the double garage with twin up and over door. There is a large lawned area to the front, fully enclosed.

To the left of the house, there is a patio area providing a quaint seating area as well as giving access to the rear garden. Behind the home, just outside of the sliding patio doors, is another large patio with ample space for seating to use as a barbeque area, perfect for entertaining. The patio overlooks the level, large, fully enclosed and private rear garden which is bordered by a tall evergreen hedge, providing lots of privacy.



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. Private schools can be found in Wells, Bath, Warminster, Cranmore, Beckington, Glastonbury and Street. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.

Viewing

Strictly by appointment through Cooper and Tanner
01373 455060



Local Information Frome

Local Council: Mendip District Council

Council Tax Band: F

Heating: Mains gas

Services: Mains services connected

Tenure: Freehold



Motorway Links

- A36, A303
- M4, M5



Train Links

- Frome, Bath
- Warminster, Westbury



Nearest Schools

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



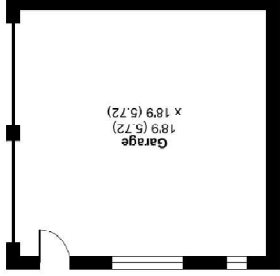
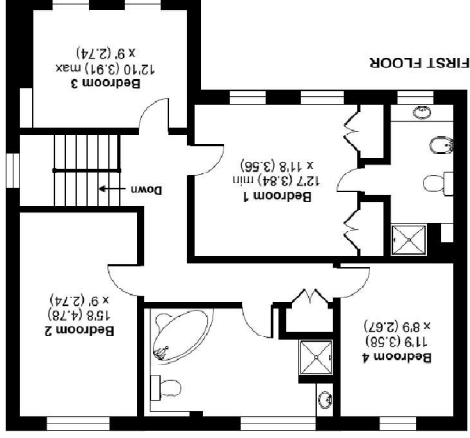
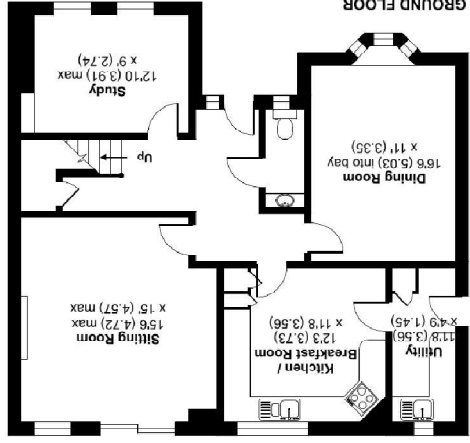
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Approximate Area = 1804 sq ft / 167.5 sq m

Garage = 354 sq ft / 32.8 sq m

Total = 2158 sq ft / 200.4 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). © rchecom 2022.
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