

# 1 Catherston Close,

Frome, BA11 4HR



## Offers in the Region of £395,000 Freehold

A mature, extended, family size home with extensive gardens and the most incredible panoramic views across rolling countryside. The house requires modernisation throughout and is offered for sale with no onward chain.

# 1 Catherston Close, Frome, BA11 4HR

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## Offers in the Region of £395,000 Freehold

### DESCRIPTION

1 Catherston Close is an exciting and rare opportunity to acquire a mature, extended, family size house with wonderful large gardens and the most incredible countryside views.

The house requires modernisation and allows for someone to make their own. Internally the front door opens into a spacious entrance hall with access into the living room, the kitchen/dining room and stairs rise to the first floor. The living room is a great size, filled with natural light and a working open fireplace takes centre stage. The kitchen/dining room is an excellent size, open planned and is positioned to the back of the house with views across the gardens and the countryside beyond. There are a range of wall and base units, a breakfast bar, room for appliances and space for a table and chairs. Patio doors open out to the impressive back garden.

On the first floor the view gets better and better! There are three bedrooms, all of which can take a double bed, and the family bathroom.

### OUTSIDE

Externally there is driveway parking for multiple vehicles leading to the garage with lawned garden beside. The gardens lie predominantly to the rear and are an excellent size, perfect for those with children and pets.

Adjoining the doors from the kitchen there is a patio seating area and there is an extensive lawn beyond decorated by a variety of plants and trees. The gardens enjoy panoramic views across the surrounding countryside and over towards Nunney. There is a range of outbuildings in the garden that have been used to house Pigeon's in recent years but could suit a variety of uses.

### ADDITIONAL INFORMATION

Oil fired heating. Electricity, water and mains drainage.

We have been advised that the property benefits from cavity wall insulation and solar panels.

Agents note - A survey was conducted on a previous sale and rodent droppings were discovered in the roof space. Our client has instructed a pest control specialist who has confirmed in writing there are no signs of current activity and that this is a historic issue. We hold the letter confirming this in the office. The pest control company have carried out various works to mitigate the chance of it becoming an issue in the future.











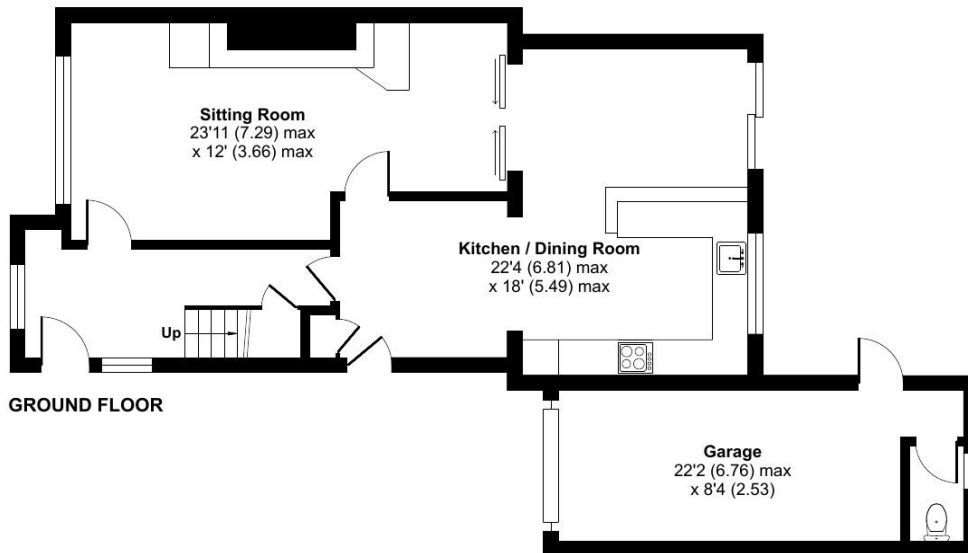
## Catherston Close, Frome, BA11

Approximate Area = 1155 sq ft / 107.3 sq m

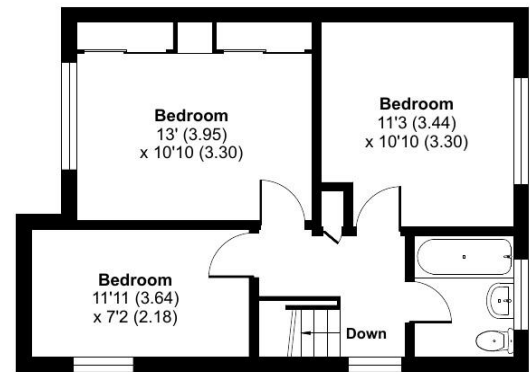
Garage = 184 sq ft / 17 sq m

Total = 1339 sq ft / 124.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Cooper and Tanner. REF: 1253548



### FROME OFFICE

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