



4 South Parade, Frome BA11 1EJ

Asking Price £1,100,000 Freehold

**COOPER
AND
TANNER**



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DESCRIPTION

Number 4 South Parade is a distinguished and beautifully restored Grade II family house, discreetly positioned in a tranquil setting that sits in marked contrast to its immediate proximity to the vibrant heart of Frome. Rare for such a central location, the property enjoys the significant advantage of off-street parking and lies just moments from the eclectic charm of Catherine Hill.

Dating from the early 1700s and Grade II listed, the house occupies an enviable position within a conservation area. Formerly a boarding school for young ladies, it retains a wealth of architectural detail that speaks to its long and varied history. The front door, inset with distinctive stained glass created by former owner and local craftsman Edwin Horwood, opens into a practical entrance porch with ample space for coats and boots. Beyond, a wide and impressive reception hall immediately sets the tone, laid with limestone flooring and offering a clear vista through to the rear of the house. Original features abound, including exposed beams and elegant archways. To the front of the house is a handsome sitting room, filled with natural light from a large south-east facing double sash window. Overhead beams, a Morso wood-burning stove, discreet understairs storage and a 5-amp lighting circuit with dimmer combine period character with modern comfort. Opposite lies the formal dining room, with French doors opening onto the courtyard garden, an alcove cupboard and a striking brick fireplace with scope for reinstatement. Both reception rooms benefit from engineered oak flooring with underfloor heating and restored shutters, picture rails and architraves, complemented by contemporary lighting and richly toned colour drenched paintwork. At the centre of the house is the exceptional country-style kitchen, created through a sympathetic extension and designed as a generous, light-filled family space. Installed in 2023, the kitchen combines bespoke fitted units with freestanding vintage pieces, Dekton work surfaces, a walk-in pantry and Bosch integrated dishwasher, together with Perrin & Rowe taps including a boiling water tap. An exposed stone wall has been carefully refurbished and repointed, while skylights, windows and doors to the garden flood the room with light and provide ample space for informal dining. Beyond, the house opens into a striking garden room, a wonderfully versatile space with large sliding doors to the garden, a picture window and additional rooflights. A utility room and cloakroom are thoughtfully positioned nearby, fitted with cabinetry, Dekton worktops and an electrically operated skylight.

A sweeping staircase crafted from original and salvaged elm rises to the first floor, where two generous double bedrooms are positioned, each with large sash windows, sisal carpeting and one retaining an original fireplace. The family bathroom is particularly elegant, featuring a freestanding bath, separate shower, Crosswater brassware, beautifully mitred porcelain tiling and a heated mirror with light and shaver socket, glass topped vanity unit and substantial ledge space for product display and storage. Light filters in from a large window overlooking the garden and rooftops beyond. A broad landing with two substantial customised wardrobes leads to the main bedroom, with feature original fireplace, which enjoys garden views through twin windows.

The second floor provides further flexible accommodation, including a large double bedroom with high ceilings, exposed beams, character fireplace and dual-aspect light. From here there is access to two substantial boarded and insulated lofts. This level also includes a newly installed shower room and an additional small double bedroom, ideal as a guest room, study, dressing room or hobby space.









OUTSIDE

Externally, the walled garden is a particular delight, which makes excellent use of space and is very good size for such a central position within the conservation area. Carefully planted with mature shrubs and laid to a combination of gravel and paving to create a series of intimate seating areas, the garden is accessible from the kitchen, garden room and dining room, and is perfectly suited to outdoor dining. Large timber gates open onto Wine Street, providing secure parking for several vehicles. The garden is further enhanced by a storage shed, external lighting, water and power points, and cabling in place for electric vehicle charging. For further parking requirements, permits can be purchased for the nearby South Parade car park.

The house has undergone an extensive architect-led renovation in 2023, meticulously modernised while preserving its historic fabric. Works include complete rewiring and replumbing, a new heating and hot water system with thermostatically controlled radiators, upgraded insulation throughout, rebuilding of the kitchen extension to current regulations, repointing of all external and garden walls, improved drainage and guttering, and LED lighting throughout. The roof was rebuilt to current standards in 2015 using the original tiles. The interiors are finished in a refined neutral palette using Farrow & Ball washable 'Dead Flat' paints, with charming bespoke storage solutions created from salvaged materials, including doors fashioned from original elm floorboards.

Homes of this quality, scale and finish are rarely available in Frome, particularly within a minute's walk of Catherine Hill and offering five double bedrooms, elegant reception spaces, a private garden and off-street parking. The property is presented in turnkey condition and ready for immediate occupation.



Local Information Frome

Local Council: Somerset

Council Tax Band: E

Heating: Mains gas central heating.

Services: Mains water, gas, electricity and drainage.

Tenure: Freehold



Motorway Links

- A303, A36
- M4, M5



Train Links

- Frome, Bath, Bristol
- Warminster, Westbury



Nearest Schools

- Frome, Beckington, Bath, Bristol
- Street, Warminster and Wells



South Parade, Frome, BA11

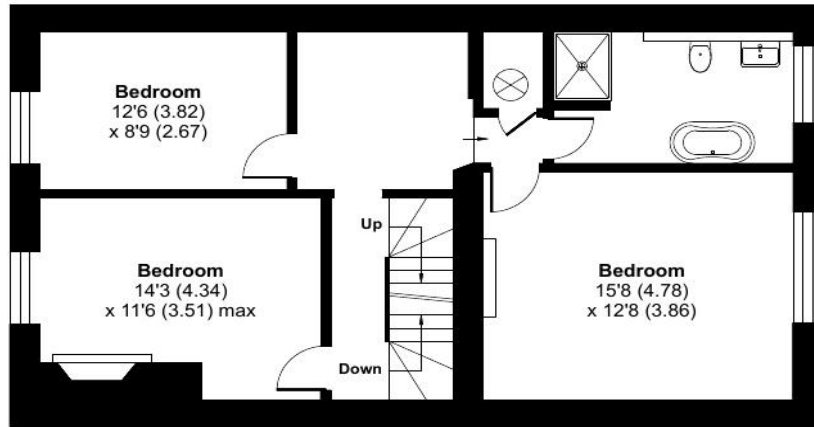
Approximate Area = 2556 sq ft / 237.4 sq m

Limited Use Area(s) = 169 sq ft / 15.7 sq m

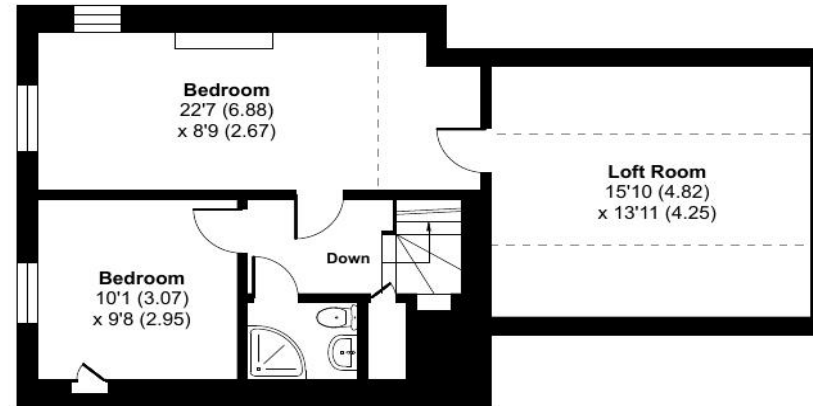
Outbuilding = 35 sq ft / 3.2 sq m

Total = 2760 sq ft / 256.3 sq m

For identification only - Not to scale

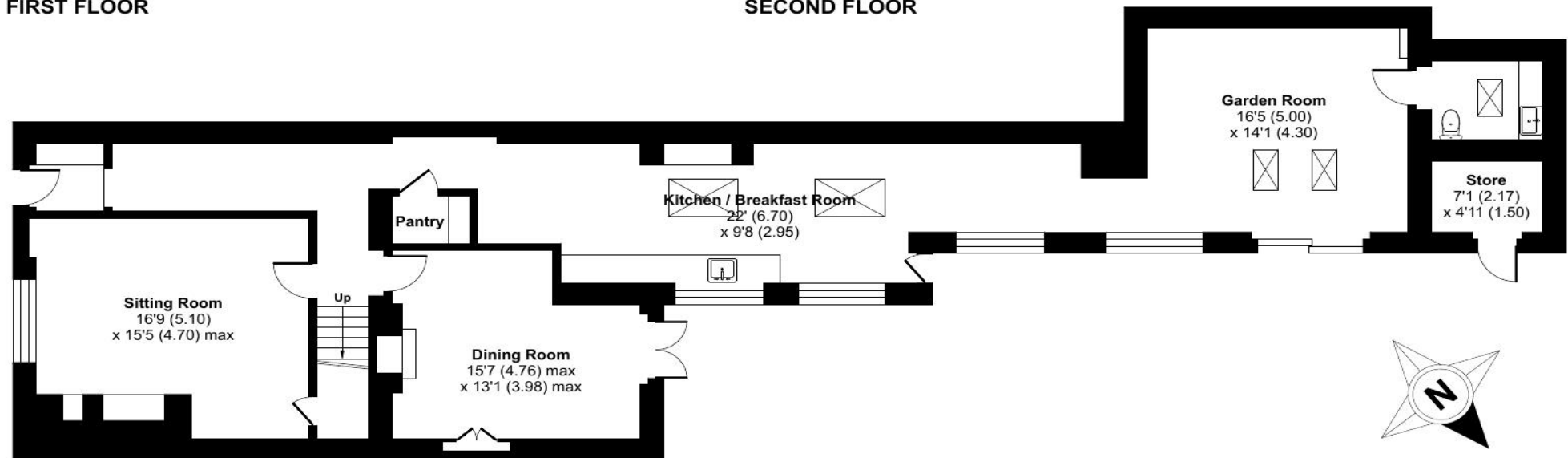


FIRST FLOOR



SECOND FLOOR

Denotes restricted head height



GROUND FLOOR

