

# 18 Bath Road,

Frome, BA11 2HH

COOPER  
AND  
TANNER



Guide £600,000 - £625,000 Freehold

An attractive Victorian house that has been extended and renovated in the last 5 years. Beautiful well stocked gardens and just a five-minute stroll from the Town Centre.

# 18 Bath Road, Frome, BA11 2HH

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### DESCRIPTION

Positioned in a popular and convenient part of Frome, this attractive three storey Victorian house combines generous period proportions with modern interior detailing: the subject of a complete renovation in recent years by award-winning architects Bruges Tozer.

The rear extension features expansive glass walls inviting excellent natural light and framing views onto the private rear garden.

Set back from the road by a walled garden, the front door leads through to a naturally bright hallway with tall ceilings and Victorian floor tiles underfoot. The thoughtfully designed ground floor accommodation is beautifully light and free flowing, cleverly combining the original parts of the house with the modern additions. The extended living room to the rear is arguably the most impressive space in the house, where exposed stone walls sit harmoniously alongside expanses of steel-framed glass which follow the pitched roofline and maintain a strong visual relationship to the garden.

The dining area and accompanying high spec kitchen have been well-designed for the practicalities of family life in mind, with bespoke joinery creating a good degree of storage and several attractive work tops for cooking and food preparation.

There is also a cloakroom at ground level.

Two of the four well-proportioned bedrooms occupy the first floor. The master bedroom is beautifully bright, with a large bay window to one side and an original central fireplace taking centre stage. The second bedroom and shower room are positioned adjacently.

Arranged across the top floor of the house are two further double bedrooms, served by a second bathroom with a bath, modern tiling and a large skylight allowing light to stream through.

### OUTSIDE

Externally, a patio seating area connects directly to the living space, providing a wonderful area to eat outside and entertain in warmer months. Predominantly laid to lawn, the garden is fully enclosed with a good degree of privacy. There are well stocked herbaceous borders running the length at either side and providing everchanging colour all year round. At the far end of the garden there is a shed for storage and gated access to a footpath for the private use of the nine houses on Bath Road.

### ADDITIONAL INFORMATION

Gas central heating. All mains services are 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. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.

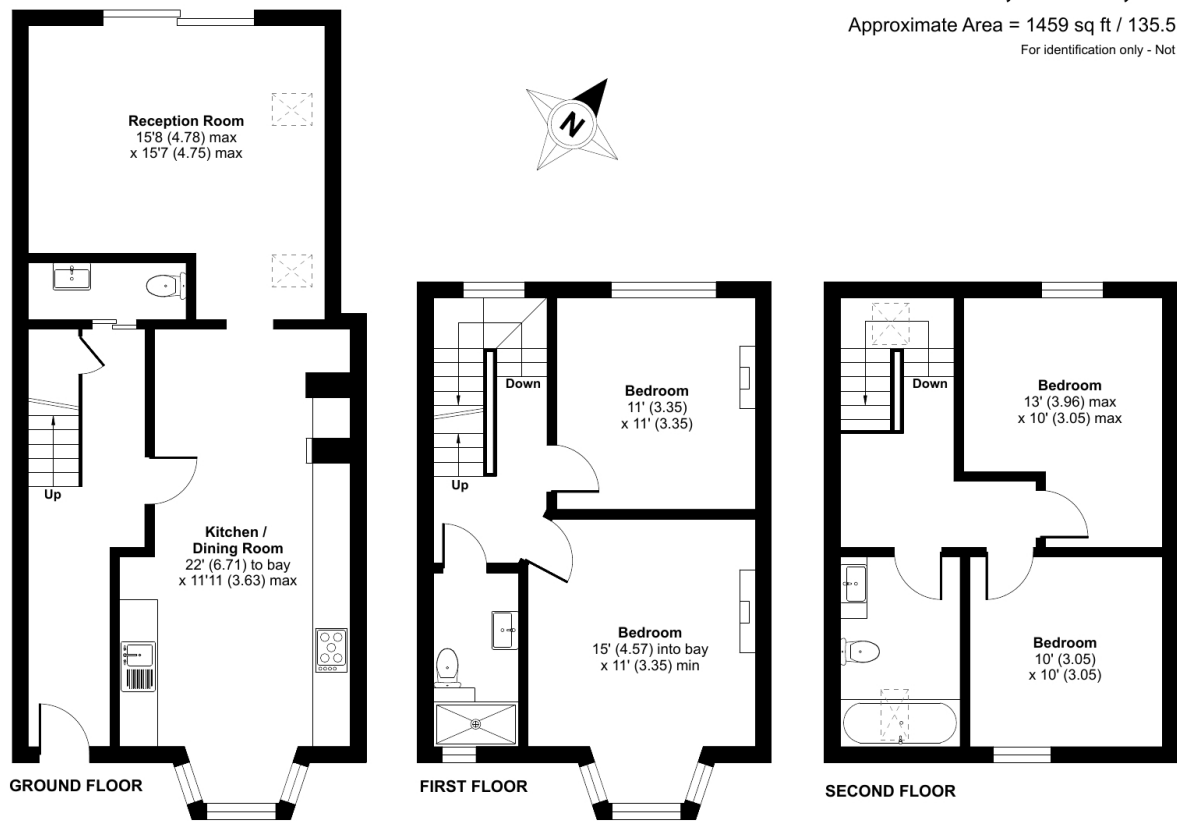




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Approximate Area = 1459 sq ft / 135.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Cooper and Tanner. REF: 1123340



## FROME OFFICE

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