

5 The Maltings,

Frome, BA11 1DW



Asking price £399,950 Freehold

Renovated from top to bottom, this beautifully presented three storey Townhouse represents an exciting opportunity just moments stroll from the Town Centre. Small garden and allocated parking.

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DESCRIPTION

5 The Maltings is a fully renovated, three storey Townhouse which occupies an excellent position, just a two-minute stroll of the Town Centre.

The house has been re-plumbed (to include a new combi boiler with five year warranty), re-wired, decorated throughout, new windows and doors fitted and new kitchen and bathrooms completed.

Tastefully finished and offered for sale with no onward chain, the house is expected to be very popular, so registering early interest is advised.

The front door opens into a living room to the front of the house, with access continuing to the open planned kitchen/dining area to the rear. The kitchen includes a range of wall and base units, integrated appliances, room for a small table and chairs and a door leading to the driveway parking space to the rear. There is also a downstairs w.c.

On the first floor there two well-proportioned double bedrooms (one of which enjoys an en-suite shower). The views from the first and second floor are excellent, across the chimney pots of the Town and out towards Cley Hill and Longleat Forest. On the second floor there are a further two double bedrooms and a beautifully finished family bathroom.

To the front of the house is a garden space which has been partly landscaped to provide a useful growing area. There is a seating area beside the front door and with such a great elevated position, it's the perfect spot to people watch with a morning coffee or a glass of wine of an evening. There is also a secure private parking space to the rear.

ADDITIONAL INFORMATION

Mains gas central heating. All mains services are connected.

LOCATION

The property is within walking distance of Frome's historic centre, which is renowned for its atmospheric streets, quirky independent shops, cafés, galleries, and performing arts. Regularly featured in 'Best Place To...' lists, Frome is now famous for its independent town council, its innovative health care approaches, the monthly Independent Market, vibrant community action, and the surprise performances of international stars at the Cheese & Grain.

Babington House, the private members' club, with its swimming pools, tennis courts, gym, bars and restaurant is only a short drive away; and the Hauser & Wirth Gallery in Bruton and The Newt are also both within easy reach.

Connections in the area are excellent with the A37 and A303 (M3) not far away, providing access to the wider motorway network. Frome, Westbury and Warminster stations all provide regular rail services to London Paddington and London Waterloo.

There is an excellent selection of schools in the area, and it's one of very few houses in Frome that guarantees access to Avanti Park school, the most oversubscribed primary school in town. The property is also within easy reach of an array of private schools, including Wells Cathedral School, Prior Park College, King Edwards School, and Warminster), all of whom run buses from within walking distance.

Frome town centre 0.6 miles, Babington House 5.6 miles, Bruton 10.8 miles, Bath 15.6 miles (all distances are approximate).

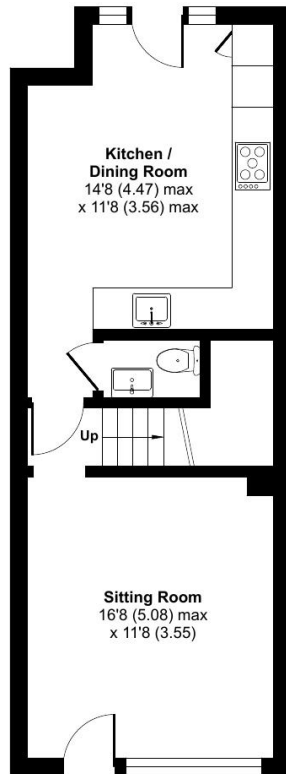




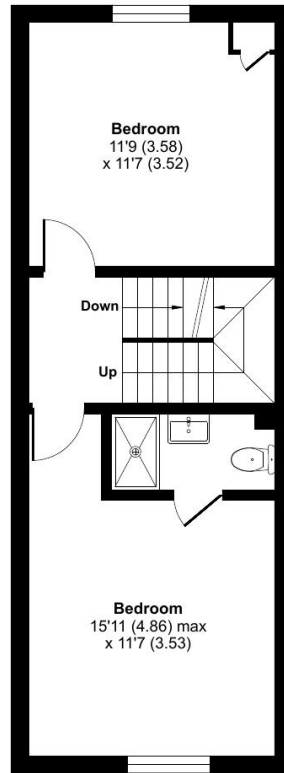
The Maltings, Bath Street, Frome, BA11

Approximate Area = 1203 sq ft / 111.7 sq m

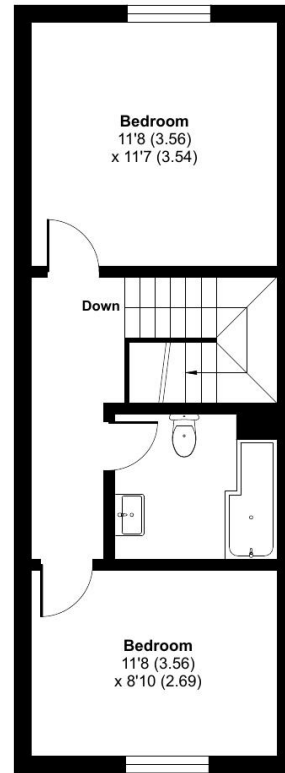
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Cooper and Tanner. REF: 1229183



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