

26 Larchfield Close,

Frome, BA11 2UG

COOPER
AND
TANNER



£245,000 Freehold

26 Larchfield Close is a well presented two bedroom house with a landscaped garden and off road parking within this popular cul-de-sac on the Bath side of town. The house is offered with no onward chain and represents an excellent first time buy, or buy to let investment.

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DESCRIPTION

Set back from the road, the house occupies a well-tended and notably generous plot. An immaculate front lawn and wide paved approach create an inviting first impression, while the rear garden enjoys a sunny, leafy outlook with an impressive degree of seclusion. The garden also benefits from hot and cold external taps, gated rear access and a connection to a nearby parking area, adding everyday convenience to an already attractive outdoor space.

Internally, the accommodation is beautifully styled in a calm, neutral colour scheme. The welcoming sitting room is filled with natural light and finished with sleek laminate flooring, creating a comfortable yet contemporary atmosphere. To the rear, the fitted kitchen/dining room is both functional and sociable, incorporating integrated appliances and providing ample space for a full dining table and chairs, ideal for entertaining or relaxed family meals. Upstairs, the first floor offers two well-proportioned double bedrooms, both presented to a high standard. The bathroom has been completely refitted as recently as October 2023 and is fully tiled, delivering a modern and elegant finish. Additional storage is available via the loft, which is fully boarded and accessed by a fitted ladder.

Further benefits include two allocated parking spaces, along with plentiful visitor parking close by. A new combi boiler was installed in February 2023, located in the loft and serviced annually with documentation available. The property may also be sold furnished or partially furnished,

subject to separate negotiation. Overall, this is a stylishly maintained home in a quiet, friendly location with respectful neighbours, an exceptional opportunity for buyers seeking comfort, privacy and convenience in equal measure.

ADDITIONAL INFORMATION

Gas central heating. All mains services are connected.

LOCATION

Frome is a historic and architecturally impressive Town 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 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 (approximately 10 minutes); 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.

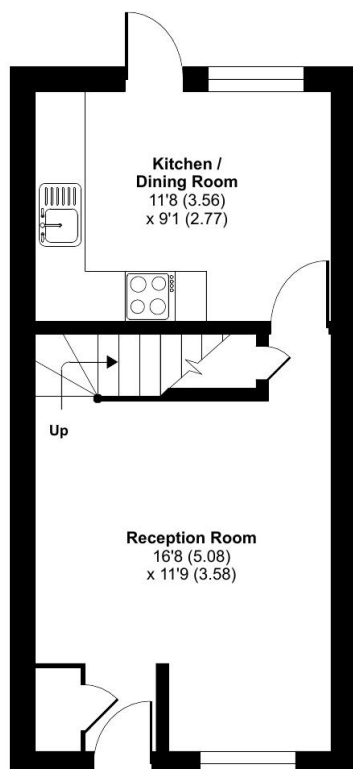




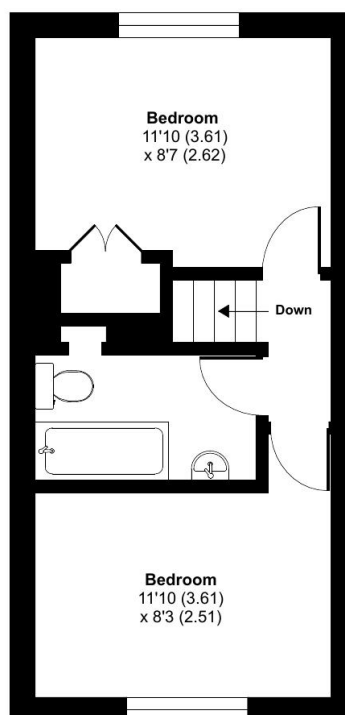
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Approximate Area = 624 sq ft / 58 sq m

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). © nitchecom 2026. Produced for Cooper and Tanner. REF: 1395637



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