

9 Upper Whatcombe,

Frome, BA11 3SA

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£395,000 Freehold

A detached, split level home with the most incredible uninterrupted panoramic views across surrounding countryside.

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DESCRIPTION

A beautifully presented and well-proportioned three-bedroom detached home situated within walking distance of Frome's vibrant town centre. Set in an elevated position, the property enjoys far-reaching valley views, a versatile layout, and a beautifully landscaped rear garden.

Upon entering the property, you are welcomed into a spacious entrance hall which provides access to the principal accommodation and stairs leading down to the lower ground floor. The bedroom accommodation is thoughtfully arranged on the ground floor, comprising two generous double bedrooms to the rear, both of which benefit from spectacular views across the valley, and a well-proportioned single bedroom to the front, ideal as a home office or guest room if required. Also on this floor is a modern family bathroom, fitted with a shower over the bath, WC, and a contemporary wash hand basin with wall-mounted vanity unit and ample surface space for storage and display. A generous landing and linen cupboard complete the upper floor accommodation.

Stairs lead down to the lower ground floor, where you will find an excellent selection of living spaces. To the left of the hallway is a spacious sitting room, flooded with natural light via sliding doors that open into the conservatory—a delightful space that enjoys a tranquil outlook over the garden. From the sitting room, there is also access to a separate utility room and cloakroom with WC. To the right double doors lead through to the well-appointed kitchen and dining room. The kitchen offers a good range of wall and base units, integrated dual oven, four-ring gas hob and additional built-in appliances. The adjacent dining area is generously sized and features a bespoke built-in table with rotating lazy Susan, perfect for entertaining. French doors open from the dining room onto a covered terrace, ideal for alfresco dining.

The tiered rear garden has been thoughtfully landscaped. The upper garden enjoys the most incredible uninterrupted and panoramic views across Whatcombe Valley and adjoining countryside. A covered decking adjoining the kitchen is an excellent arrangement for al-fresco dining. A mid-level decked area with artificial turf provides another low-maintenance entertaining space, while the lower terrace includes a shed and washing line bordered with mature planting. The garden is rich in seasonal colour and interest, thanks to considered and established planting throughout. To the front of the property is an integrated single garage and driveway providing off-road parking.

ADDITIONAL INFORMATION

Mains gas, water, drainage and electricity

LOCATION

The house is a short walk from the town centre and its many independent cafés and boutique shops, including Rye Bakery, Projects Frome, Moo and Two, Frome Hardware, Little Walcot and Frome Reclamation Yard. Frome's popularity has surged in recent years; the town is routinely named one of the best places to live in the UK, thanks to its thriving cultural scene, historic architecture, and beautiful surrounding countryside. The Frome Independent, a monthly market showcasing local artisans and food producers, has helped put Frome on the map, attracting over 80,000 visitors annually.

Transport links are also very good. A mainline railway service runs direct services from Frome to London Paddington, with a journey time of around 86 minutes. Access to the national motorway network is via the A303 (M3) and Bristol Airport is less than 30 miles away.





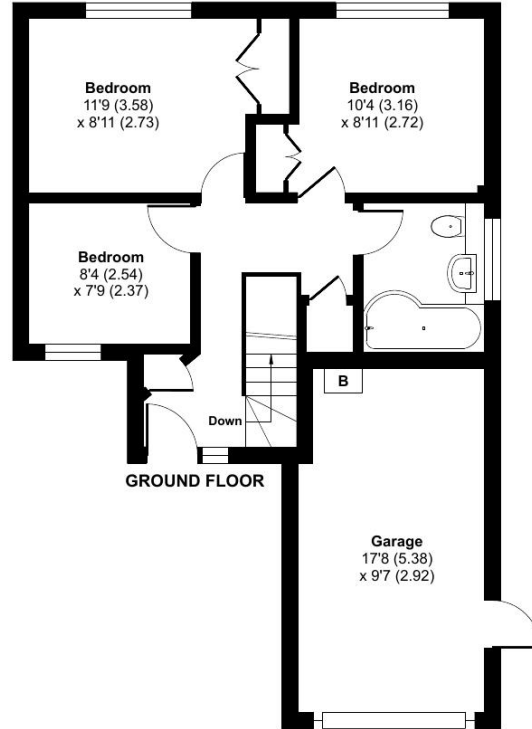
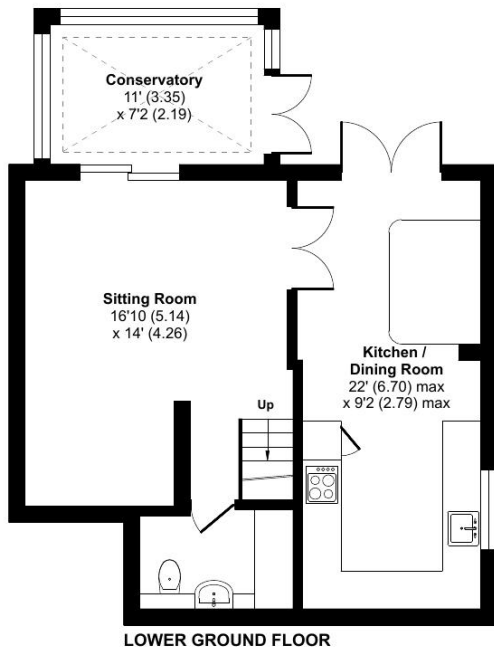
Upper Whatcombe, Frome, BA11

Approximate Area = 1010 sq ft / 93.8 sq m

Garage = 165 sq ft / 15.3 sq m

Total = 1175 sq ft / 109.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Cooper and Tanner. DEC-19/2017/17



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