

37 Somerset Road,

Frome, BA11 1HD

COOPER
AND
TANNER



£575,000 Freehold

A beautifully presented and extended 1920s family home overlooking Victoria Park, offering spacious and naturally light accommodation arranged over three floors. With four bedrooms, generous reception space, a south-facing landscaped garden and driveway parking with garage, this is a rare opportunity to secure a substantial home in a highly sought-after location.

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DESCRIPTION

Originally constructed in the 1920s, the house has been sympathetically enhanced over time, including a generous rear extension and a well-executed loft conversion. These improvements have transformed the home into a spacious and naturally light family residence arranged over three floors, combining period character with practical modern living.

Approached via a private driveway providing parking for two vehicles and access to an integrated single garage, the property enjoys an attractive frontage framed by a mature garden. Established planting includes colourful shrubs and an impressive magnolia tree which provides a wonderful sense of arrival during the spring months.

Entry is through a glazed porch which leads into a welcoming hallway laid with beautiful parquet flooring. This central space immediately conveys the character of the home, with stairs rising to the first floor and doors opening to both reception rooms and the kitchen/dining room. The front reception room enjoys a wonderful outlook across Victoria Park through a large picture window that fills the space with natural light. A working open fireplace creates an attractive focal point, providing a warm and inviting room ideal for quieter moments.

To the rear of the house, the primary living room is a particularly impressive space. Generous in scale and bathed in natural light, it features elegant picture rails, a charming woodburning stove and double doors that open directly onto the garden. This connection between the interior and exterior creates a relaxed and sociable atmosphere, ideal for both everyday family life and entertaining.

The kitchen/dining room is equally appealing, offering a bright



and practical hub for the home. A range of wall and base units are complemented by quality worktops, while appliances include a cooker with an eight-ring hob and an integrated dishwasher. There is space for a large fridge/freezer along with excellent storage, including an under-stairs larder. The dining area comfortably accommodates a family table and chairs, with doors opening onto the garden to further enhance the sense of light and space. A separate door leads to the utility room, downstairs cloakroom and internal access to the garage.

The first floor provides three well-proportioned bedrooms and the family bathroom. The master bedroom is particularly attractive, enjoying views over the beautifully landscaped rear garden as well as fitted wardrobes and an abundance of natural light. The second floor has been converted to create a further spacious double bedroom. Elevated views across the garden and surrounding rooftops provide a pleasant outlook, while built-in storage and an en-suite shower area with separate W.C. add both comfort and practicality.

OUTSIDE

The south-facing rear garden has been thoughtfully landscaped and carefully maintained, creating a delightful outdoor environment. Immediately adjoining the house is a patio terrace with a pergola above, offering a wonderful setting for al-fresco dining and summer entertaining. Beyond lies a level and fully enclosed garden, combining areas of lawn with beautifully stocked beds that provide colour and interest throughout the seasons. An attractive pond feature adds further charm, while side access beside the garage offers a practical route between the front of the property and the garden.

Altogether, this is a superb family home in a highly desirable setting, offering generous living space, wonderful natural light and lovely views across Victoria Park.

ADDITIONAL INFORMATION

Gas fired central heating. Mains gas, water, electricity and drainage are all 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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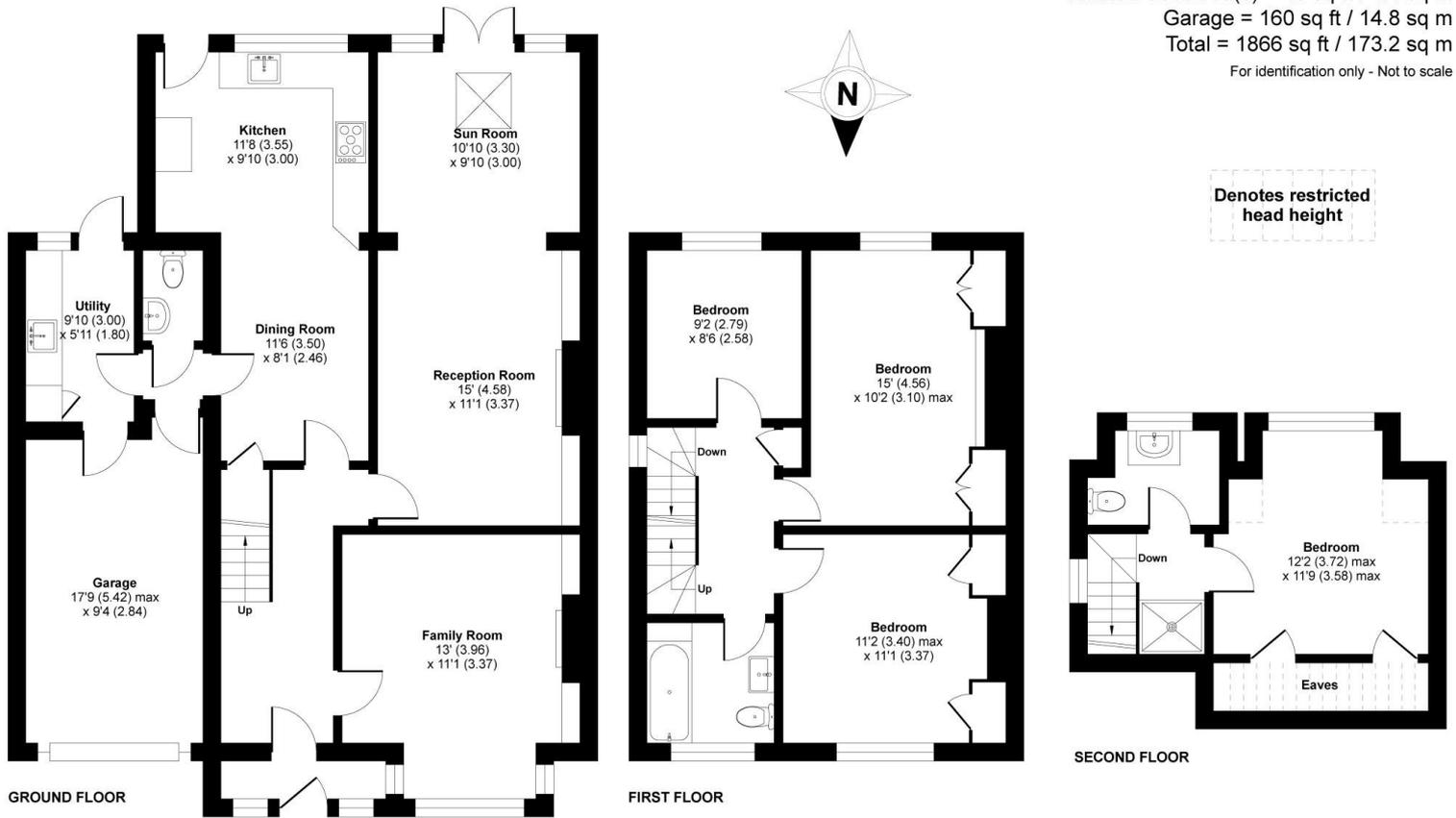
Approximate Area = 1658 sq ft / 154 sq m

Limited Use Area(s) = 48 sq ft / 4.4 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 1866 sq ft / 173.2 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). © nichecom 2026. Produced for Cooper and Tanner. REF: 1432676



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