

14 Locks Hill, Frome, BA11 1NA

COOPER
AND
TANNER



£650,000 Freehold

An attractive Victorian family house with well proportioned and naturally light accommodation filled with character features, a good size garden and just a five-minute stroll of the Town Centre and the Train Station.

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DESCRIPTION

Steeped in character and charm, this stunning Victorian semi-detached home on Locks Hill boasts an array of original features, including exposed wood flooring, classic sash windows, and intricate detailing that reflects its period heritage. Built with traditional Bath stone, this property effortlessly combines historic elegance with practical living, making it a truly unique offering in one of Frome's most desirable locations.

The home is accessed from a path leading up from the road. It is set back, with an attractive and established front garden. You enter into an impressive hallway, with original Victorian tiled flooring. The high ceilings and generous proportions throughout the home offer a sense of grandeur, with every room bathed in light and exuding charm. From here you have the staircase leading up, under stairs storage and access through to the reception rooms and kitchen/breakfast room. The dining room and sitting room have been knocked through, and now present an excellent space for entertaining and modern family life. The front-facing bay windows flood the living spaces with natural light, enhancing the sense of space, and the log burner provides a cosy focal point for the room. The kitchen, situated at the rear of the home, balances rustic charm with functionality. There is a generous amount of worktop space and the quintessential country range cooker. There is room for a small breakfasting area and plenty of storage space. Further on there is the downstairs WC and access out to the impressive garden beyond.

The lofty stairway and landing provide an excellent gallery space to display art. On the first floor the master bedroom is generous in size, bathed in light and has lovely views across the town. It also has a feature fireplace and plenty of space for storage. The second double is a good size, with views out over the garden. There is a tastefully decorated family bathroom, with wood panelling and a cast iron radiator and an

over-the-bath shower. Along from the bathroom is the smallest of the bedrooms, a charming single, also with a large window overlooking the garden. Both smaller rooms feature fire surrounds and are tastefully decorated and carpeted.

The loft conversion offers a large, light and bright room, with 2 large skylights and plenty of under eaves storage. There is a small shower room, making this versatile space ideal as a guest suite or teenage hang out.

OUTSIDE

The expansive garden is a true highlight, being full enclosed and accessible through the house and a side gate. It is mostly laid to lawn with a floral border and has a large mature tree. Directly behind the house is a low maintenance patioed area and right to the rear is a lovely pergola and outdoor entertaining space.

ADDITIONAL INFORMATION

Gas central heating. All mains services are connected.

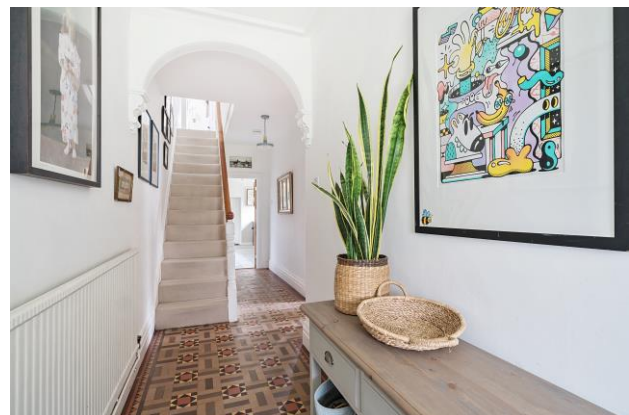
AGENTS NOTE

Our vendors have obtained planning permission for an extension to the rear of the kitchen. Architect plans are in place and are available upon request.

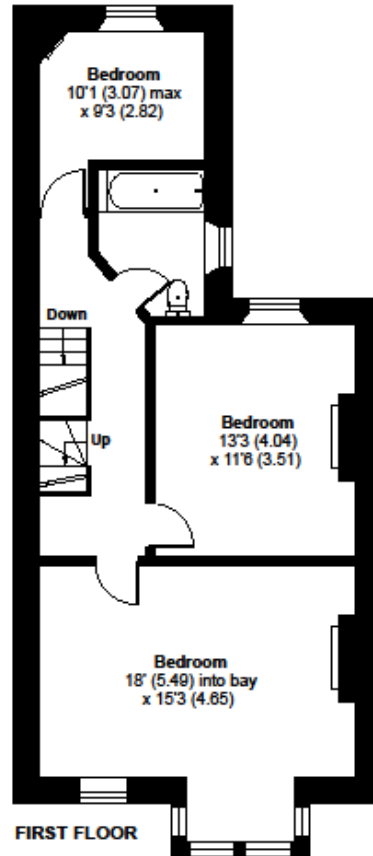
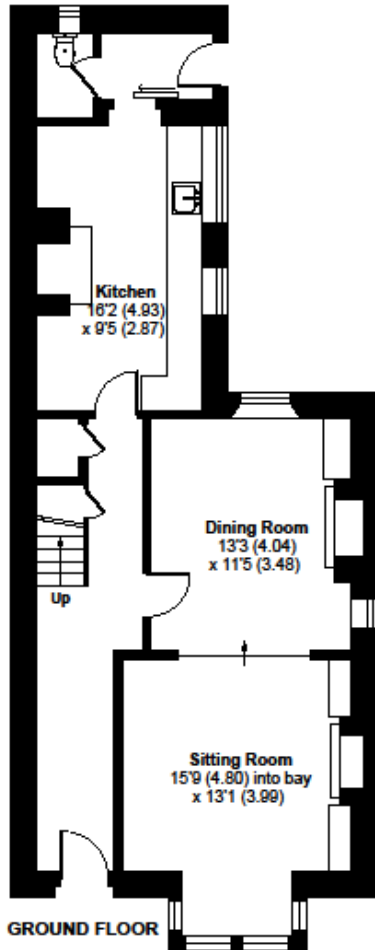
LOCATION

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.

Private schools can be found in Wells, Bath, Warminster, Cranmore, Beckington, Glastonbury and Street. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.







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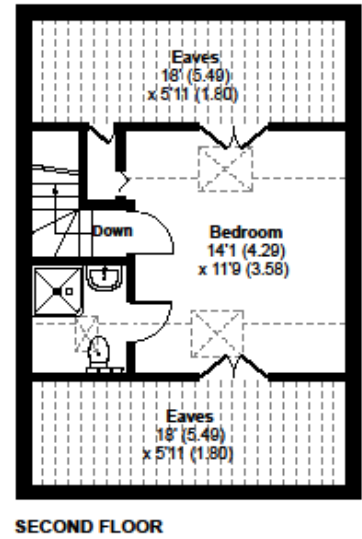
Approximate Area = 1509 sq ft / 140.1 sq m

Limited Use Area(s) = 314 sq ft / 29.1 sq m

Total = 1823 sq ft / 169.3 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ricksons 2024. Produced for Cooper and Tanner. REF: 1215591



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