

1a Park Road, Frome, BA11 1EU



£575,000 Freehold

Located along one of Frome's most central residential roads, this handsome semi-detached stone family home offers generous accommodation, a charming enclosed garden, parking and excellent potential to personalise.

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DESCRIPTION

This attractive stone-built home enjoys an enviable position on a quiet, established residential street in the heart of Frome. With kerb appeal in abundance, the property boasts a characterful façade with dormer windows and a recessed porch entrance, framed by a low-walled front garden with mature shrubs and landscaping.

Stepping inside, you are greeted by a welcoming entrance hall that sets the tone for the light and airy accommodation throughout. To the front of the house, the sitting room is a bright and inviting space, with a large window overlooking the front garden and a central feature fireplace creating a cosy focal point. To the rear of the property is a well-fitted kitchen with ample cupboard space, a useful separate utility room, and a downstairs WC. The kitchen opens into a conservatory with lovely views over the rear garden. The ground floor also benefits from a formal dining room, ideal for entertaining, inside and out, as French doors provide a seamless connection to the outdoor patio, making the most of the sunny South-Easterly aspect.

Upstairs, the property offers four good-sized bedrooms, including a master bedroom with built-in wardrobes and a private walk-in shower room. A further bedroom also benefits from built-in storage. A light-filled family bathroom benefits from a skylight overhead. There is also a handy linen cupboard on the landing. While the home is presented in good decorative order, it also provides scope for a new owner to modernise or reconfigure to suit their tastes and lifestyle.

OUTSIDE

Outside, the rear garden is a true highlight, a generous and private south-east facing space, beautifully arranged to provide

different areas for relaxing and growing. A patio directly behind the house is perfect for outdoor dining, while a formal lawn is bordered by mature planting and accessed via stepping stones. To the rear of the garden, a trellised section presents the perfect spot for a vegetable patch or further landscaping. The garden also includes a timber shed and is fully enclosed, offering both privacy and security. Additional benefits include private off-road parking to the front, an integrated single garage, and a small workshop area located behind the garage, ideal for hobbies, storage or further development.

ADDITIONAL INFORMATION

Gas and electric heating. All mains services are connected. The driveway entrance is shared.

LOCATION

The house is minutes from Victoria Park, and 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 bus stop at the bottom of the road is serviced by the direct bus to Bath. A mainline railway service runs direct services from Frome to London Paddington, in approx. 86 minutes. Access to the national motorway network is via the A303 (M3) and Bristol Airport is less than 30 miles away.





Park Road, Frome, BA11

Approximate Area = 1426 sq ft / 132.4 sq m

Limited Use Area(s) = 21 sq ft / 1.9 sq m

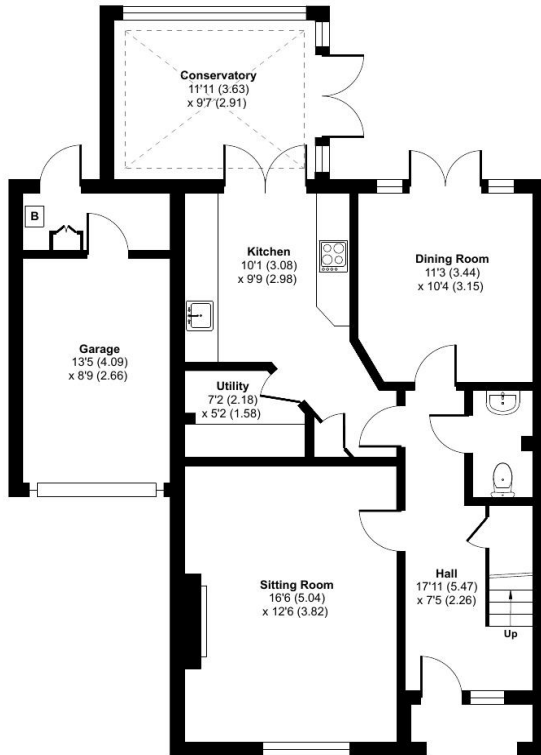
Garage = 151 sq ft / 14 sq m

Total = 1598 sq ft / 148.4 sq m

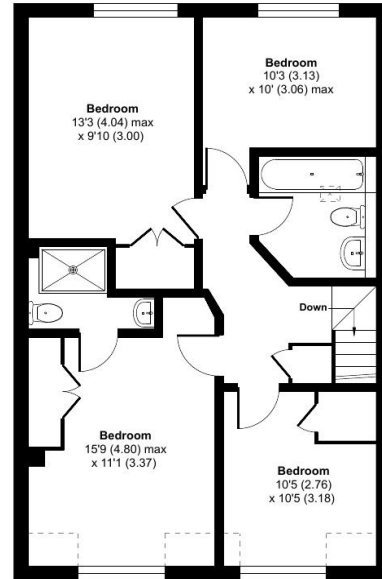
For identification only - Not to scale



Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1302106



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