

11 Sheppards Barton,

Frome, BA11 1EL

COOPER
AND
TANNER



£325,000 Freehold

Set within an extremely popular, central and historic part of Frome, this attractive Grade II listed cottage represents an exciting opportunity.

11 Sheppards Barton, Frome, BA11 1EL

 2  1  1 EPC D

£325,000 Freehold

DESCRIPTION.

11 Sheppards Barton is an attractive Grade II listed cottage set within an extremely popular part of the town, just 30 seconds stroll off Catherine Hill.

The ground floor is completely open plan, a really sociable layout. There is a sitting area to the front of the home with a window looking over Sheppards Barton. The back of the ground floor is utilised as a well-appointed kitchen with a range of wall and base units, a breakfast bar, room for appliances and a door leading onto the courtyard to the rear.

On the first floor there is a spacious double bedroom with fitted storage and a view over to Wine Street. There is also a shower room on this level.

On the second floor is a very spacious dual aspect double bedroom with an interesting mezzanine level above which can suit a multitude of uses in addition to being great accessible storage.

OUTSIDE

Externally, the home has a high, wall enclosed courtyard style garden is an ideal space for a table and chairs to sit and relax.

There is a side gate leading out onto a path which leads onto Sheppards Barton and Rook Lane.

ADDITIONAL INFORMATION

Gas central heating with app based remote control. Mains electricity, gas, water and drainage are all connected together with Fibre Optic broadband.

AGENT'S NOTE

The property is currently run as a very successful holiday let if someone wishes to continue this business.

The neighbours at Nos 9 and 10 have a right of access across the courtyard to and from the side gate.

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.

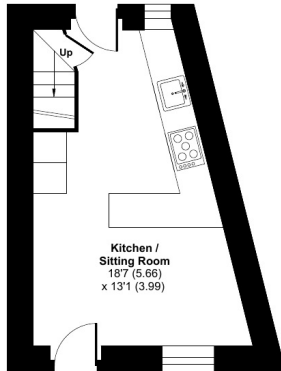




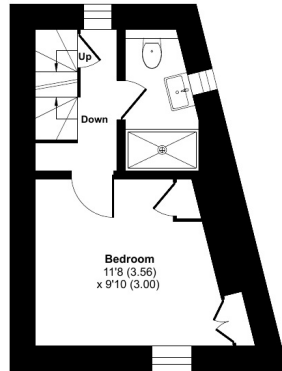
Sheppards Barton, Frome, BA11

Approximate Area = 730 sq ft / 67.8 sq m

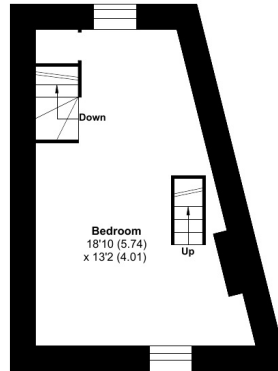
For identification only - Not to scale



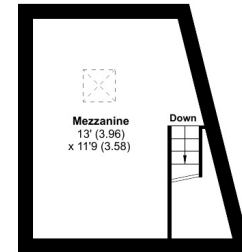
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Cooper and Tanner. REF: 1181586



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

