



Globe House, 31 Vallis Way, Frome, BA11 3BB Guide £725,000 - £750,000 Freehold

COOPER  
AND  
TANNER





# Globe House, 31 Vallis Way, Frome, BA11 3BB

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 4/5  2  3 EPC N/R

Guide Price £725,000 - £750,000 Freehold

## Description

Formerly one of Frome's Historic Inns, this Grade II listed 17<sup>th</sup> Century building has been sympathetically renovated to a phenomenally high standard and enjoys a rooftop garden with the most incredible views across the town and towards Westbury White Horse and Cley Hill.

The ground floor of the house is an excellent, light and predominantly open planned space which provides a wonderful mixture of period features and contemporary luxuries. On entering the house an entrance hall firstly opens into a snug/reading area with a wonderful flagstone floor, a shuttered sash window to the front and a wood-burning stove. The lounge is adjacent and features a second wood-burning stove. To the rear is an impressive kitchen with a range of very stylish wall and base units topped with granite a breakfast island and doors into the rear courtyard garden, a suntrap in the mornings. There is also a room which has a door to the side of the house, currently used as a hair dressing studio and would suit a wide variety of uses depending on requirements. Finally, there is a utility room and a cloakroom on the ground floor.

On the first floor there are three double bedrooms, a single bedroom and a family bathroom. The master bedroom enjoys en-suite facilities also. On the second floor there is a versatile living space with shower facilities and a kitchen area, with access to the rooftop gardens. This could suit anybody looking for space to offer Airbnb and also anybody who has a teenager at home requiring their own space.

## Outside

To the rear of the property is a pleasant courtyard seating area which is great for the morning sunshine. Access leads to the garage which is double storey and was formerly 'The Mews' for the inn. It provides fantastic storage space and could suit some form of development in the future, dependent on gaining the relevant consents.

There is vehicular and pedestrian access into the building from the rear as well as through the property.

On the rooftop is a further garden that enjoys panoramic views across the chimney pots of the town as far as Westbury White Horse and Cley Hill.

## 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 and is known for its small independent shops, artisan street markets, festival and cultural venues, a sports centre, several cafes, a choice of pubs, local junior, middle and senior schools, theatres and a cinema. The property is within a short stroll of the famous Catherine Hill.

Bath and Bristol are within commuting distance and the local railway station provides services to London, Paddington, Bristol, Bath and Weymouth. Additional connecting services are available via Westbury.

















Local Information Frome

**Local Council:** Mendip District

**Council Tax Band:** To be confirmed

**Heating:** Gas fired central heating

**Services:** All mains services

**Tenure:** Freehold



**Motorway Links**

- A303, A36
- M4, M5



**Train Links**

- Frome, Bath
- Warminster and Westbury



**Nearest Schools**

- Frome, Bath, Beckington, Bruton
- Street, Warminster and Wells



## Vallis Way, Frome, BA11

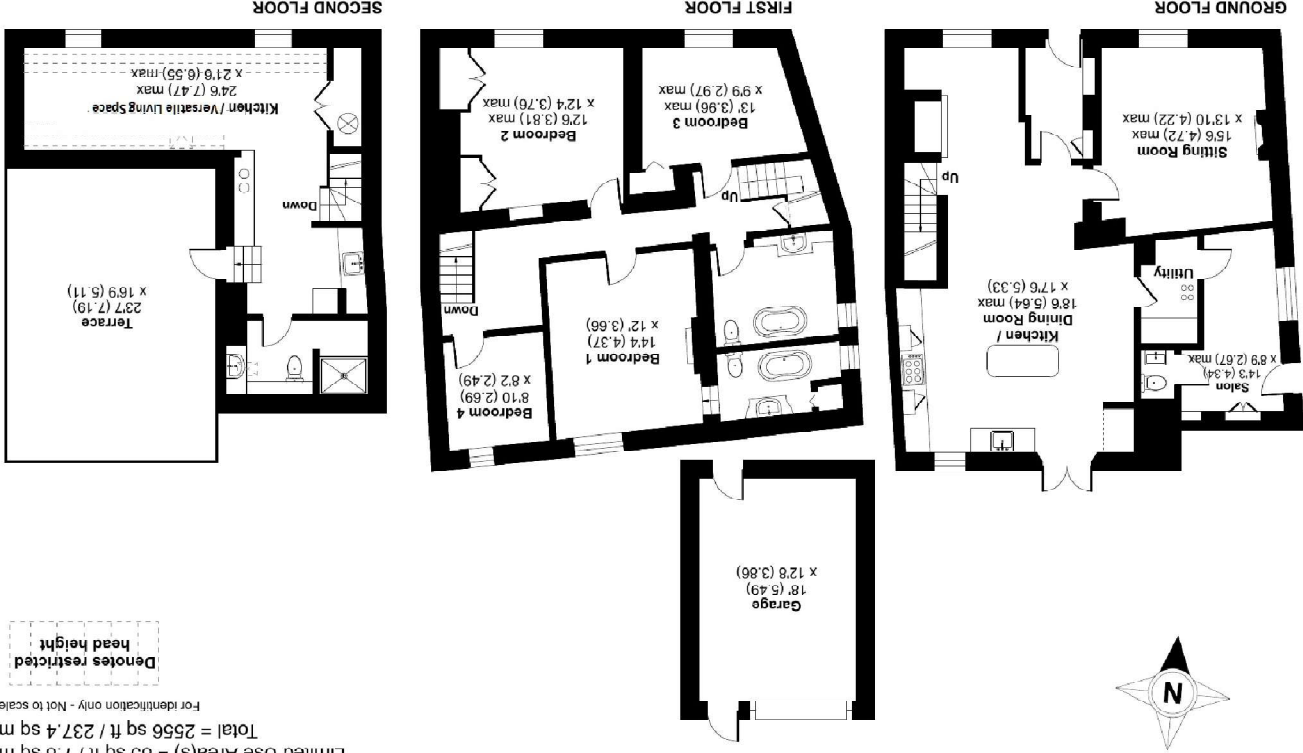
Approximate Area = 2471 sq ft / 229.5 sq m (includes garage)

Limited Use Area(s) = 85 sq ft / 7.8 sq m

Total = 2556 sq ft / 237.4 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nchroom 2022. Produced for Cooper and Tanner. REF: 900519

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