

18 Berkley Marsh,

Frome, BA11 5JE



£600,000 Freehold

A charming three-bedroom semi-detached stone cottage set in the peaceful hamlet of Berkley Marsh on the edge of Frome. With characterful interiors, far-reaching countryside views, stables, mature garden and paddock, this much-loved family home offers an idyllic rural lifestyle.

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£600,000 Freehold

Tucked away in the peaceful hamlet of Berkley Marsh, on the edge of Frome, this delightful three-bedroom semi-detached stone cottage offers both charm and history in equal measure. Believed to date back to the late 1700s, the property was once the local bakery and has since been a much-loved family home for the past forty years. Approached from the quiet lane, a driveway runs alongside a pretty front paddock and mature garden, leading to the handsome cottage frontage.

On entering through the porch, you are welcomed into a cosy sitting room, complete with exposed beams, a striking multi-fuel burner (with back boiler) and an abundance of character. This in turn opens into a beautifully fitted kitchen, with slate tiled flooring, in-frame shaker cabinetry, a butler's sink, wooden worktops and a gas range cooker, complemented by a bespoke hand-painted tiled splashback depicting local flora and practical peninsula island. The kitchen flows seamlessly into a generous dining area, ideal for family gatherings and entertaining. Beyond, a further hallway provides access to a useful downstairs cloakroom and a wonderful conservatory, which enjoys far-reaching views across the fields to the rear – a perfect spot for watching the changing seasons.

Upstairs there are three well-proportioned bedrooms, each enjoying a pleasant outlook, along with an airing cupboard and a luxurious family bathroom. The bathroom has been thoughtfully designed in a traditional style, with a claw-

footed bath, elegant chrome fittings and recessed mirrored cupboard.

The outside space is a particular feature. As well as the charming garden and paddock, there are stables, with lighting, sockets and water supply, a large double garage also with lighting and sockets and a useful log store. Over the years, the land has been home to a variety of animals, making it ideal for those seeking a smallholding lifestyle. An established front garden provides a seasonal abundance of fruit, adding further to the property's appeal. A rare opportunity to acquire a home of such character and provenance, 18 Berkley Marsh is perfectly placed to offer a wonderful balance of rural living and easy access to the vibrant town of Frome. It has served as a cherished family home for generations, and now awaits its next custodians.

ADDITIONAL INFORMATION

Oil central heating. Mains water and electricity. Shared septic tank.

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.





Berkley Marsh, Berkley, Frome, BA11

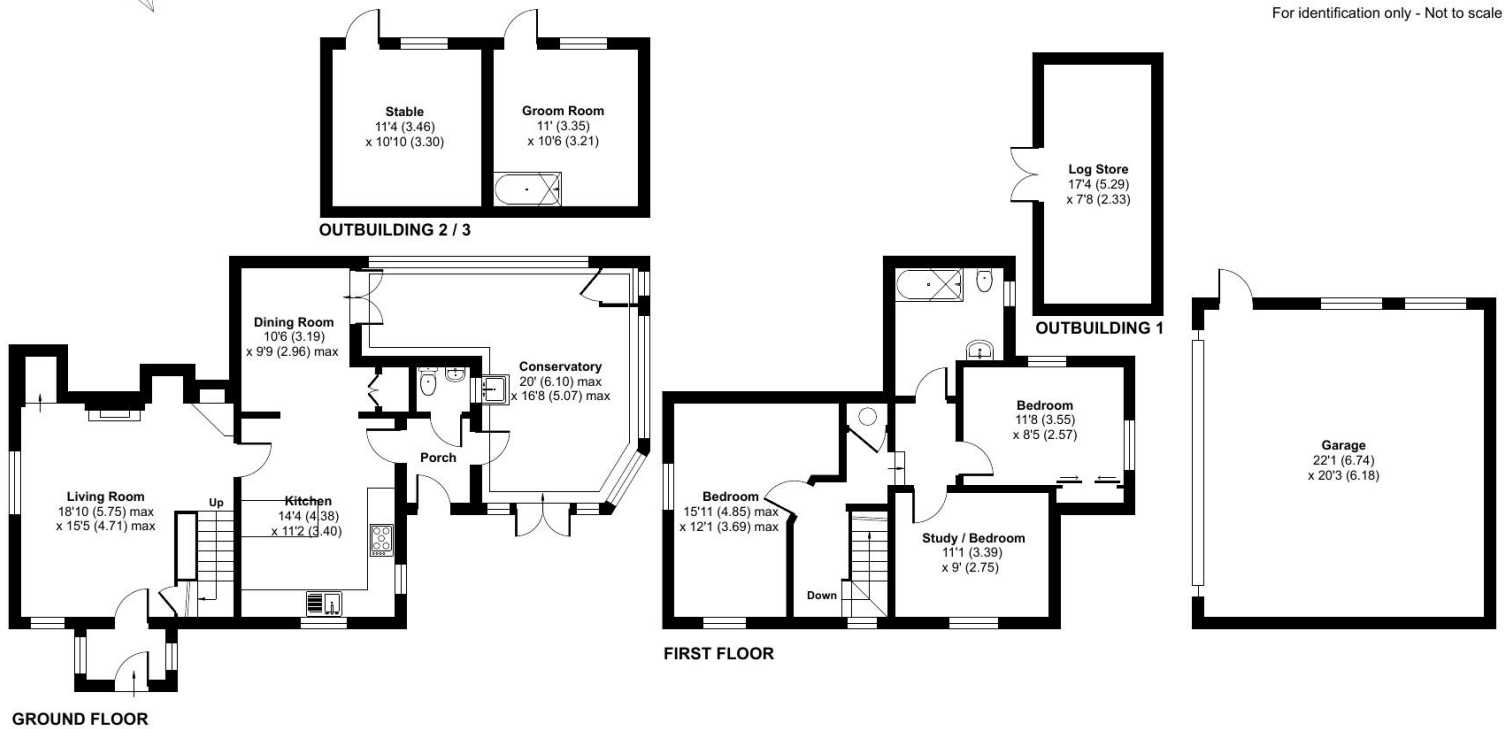
Approximate Area = 1423 sq ft / 132.2 sq m

Garage = 452 sq ft / 41.9 sq m

Outbuildings = 378 sq ft / 35.1 sq m

Total = 2253 sq ft / 209.2 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). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1342849



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