



26 Weymouth Road, Frome, BA11 1HH Guide £1,200,000 - £1,225,000 Freehold

COOPER  
AND  
TANNER



# 26 Weymouth Road, Frome, BA11 1HH

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Guide £1,200,000 - £1,225,000 Freehold

## Description

This spectacular Victorian villa is situated on the most elevated part of Weymouth Road, opposite Victoria Park and just a stone's throw away from local amenities. The property is on the market for the first time in twenty-seven years.

This wonderful family house is approached at the front via a gate that leads through a generous front garden, and onto a set of steps that lead up to the front door.

Once inside, you are welcomed into a grand and naturally light hallway, laid with original Victorian tiles and an ornamental archway above, drawing you further into the property. From the hallway, you have access to the two main reception rooms on this floor, in addition to a lobby area to the rear (formerly a Butler's area) which serves as a useful area to store coats and features an original dresser. There is another door from the main entrance hallway, which leads to the lower ground floor.

The first reception room currently serves as a fantastic family/drawing room and is situated to the front of the property and enjoys a large bay window with wonderful views over the front garden and across to Victoria Park. There is a working, original fireplace with a stunning hand carved surround - with the surround dating back to circa 1914. This room has been newly carpeted within the last 12 months' and there are radiators enclosed in stylish covers. Beyond this room is the second reception room, also newly carpeted, which is mirrored in size and is another ideal space for entertaining guests. A large sash window overlooks the beautiful rear garden. Within this room is a gas fire with marble surround and more than ample space for furnishings.

Carpeted stairs lead downstairs, into another lobby area which gives further access to the utility room, kitchen/breakfast room, storage area, dining room, w.c., and cellar.

The utility area is a fantastic size, laid with stylish floor tiles and offers ample storage. In addition, there is plenty of solid granite worktop space and an inset steel sink. There is room within this area for a freestanding washing machine and tumble dryer. A large cupboard houses the modern water tank.

The kitchen/breakfast room is another great social space, with an integral oval table which is incorporated into the peninsula.

You will notice further period features within this room, such as the original fireplace and impressive built-in dresser, dating back to when this room served as the servant's quarters!

This room also offers ample wall and base units and solid granite worktops, inset sink and large range oven with extractor overhead. A door from this room leads outside onto the semi-circular patio seating area.

The dining room is conveniently situated within the home and comfortably sits around twelve guests. A bay window to the front allows natural light into the room. This room has a real feel of grandeur, a wonderful space to enjoy family gatherings. There is a gas fire with surround.

Off the main lobby, on the lower ground floor, is a large storage room with fitted shelving, power and lighting. Beyond this, there is a w.c. with slimline wash hand basin and w.c. On the first floor, you are welcomed onto a spacious landing which gives access to the family shower room, separate w.c. and three large double bedrooms. The family shower room has been recently modernised and now comprises a large walk-in shower, wash hand basin with storage below and a wall mounted storage cabinet.

Bedroom one is situated to the rear of the property and enjoys beautiful garden views, and over the rooftop views beyond. Currently utilised as a large home office, this room is laid with wooden flooring. A beautiful, original fireplace takes centre stage in this room and there is plenty of space for furnishings. There are a further two, large double bedrooms, one being used as the main bedroom which overlooks the beautiful greenery to the front of the property, as well as spectacular views across Victoria Park. The neighbouring double bedroom is another great size and offers space for large furnishings and has a wash hand basin.

On the second floor, there are a further two, equally large double bedrooms, ideal for children or guests as they offer ample space for bedroom furnishings.

The newly installed family bathroom (formerly a sixth bedroom) is a great size and offers a large freestanding bathtub, separate shower, w.c., wash hand basin with storage below, and further built-in cupboard and wall mounted unit.

From the landing, there is a paddle staircase leading up to a loft space, with ample standing room - an ideal additional storage space.











### Outside

To the front of the property is a mature, enclosed garden with pathway leading to the property, and around to the left-hand side where there is secured access to the rear garden.

The front garden is enclosed by a stone wall and hedging, providing the front garden space with plenty of privacy. There is a lawned area, decorated by shrubs, plants and mature trees.

To the rear of the home is the most fantastic, level, family and pet-safe garden. From the kitchen, you step out onto a wonderful semi-circular terrace with raised flowerbeds and a path that leads around to the side, with steps leading onto a beautiful lawned area. To the side of the house is a lovely fishpond with water feature - this has been made child/pet safe with a strong grid over the top.

The lawned area is the perfect space for children to play and for pets to roam freely, as the rear garden is also fully enclosed with a large stone wall, shrubbery and mature trees. There is a further 'frog pond' with water feature and, screened by bamboo, is a raised decked area with sunken hot tub.

At the very rear of the garden is off-road parking for multiple vehicles via a large triple garage, with one side being an ample size to park two cars in tandem. The garaging leads through to a spacious gravelled area, providing further parking for several cars.

### 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.



### Local Information Frome

**Local Council:** Somerset

**Council Tax Band:** E

**Heating:** Gas fired central heating

**Services:** All mains' services are connected

**Tenure:** Freehold



### Motorway Links

- A303, A36
- M4, M5



### Train Links

- Frome, Bath
- Warminster, Westbury



### Nearest Schools

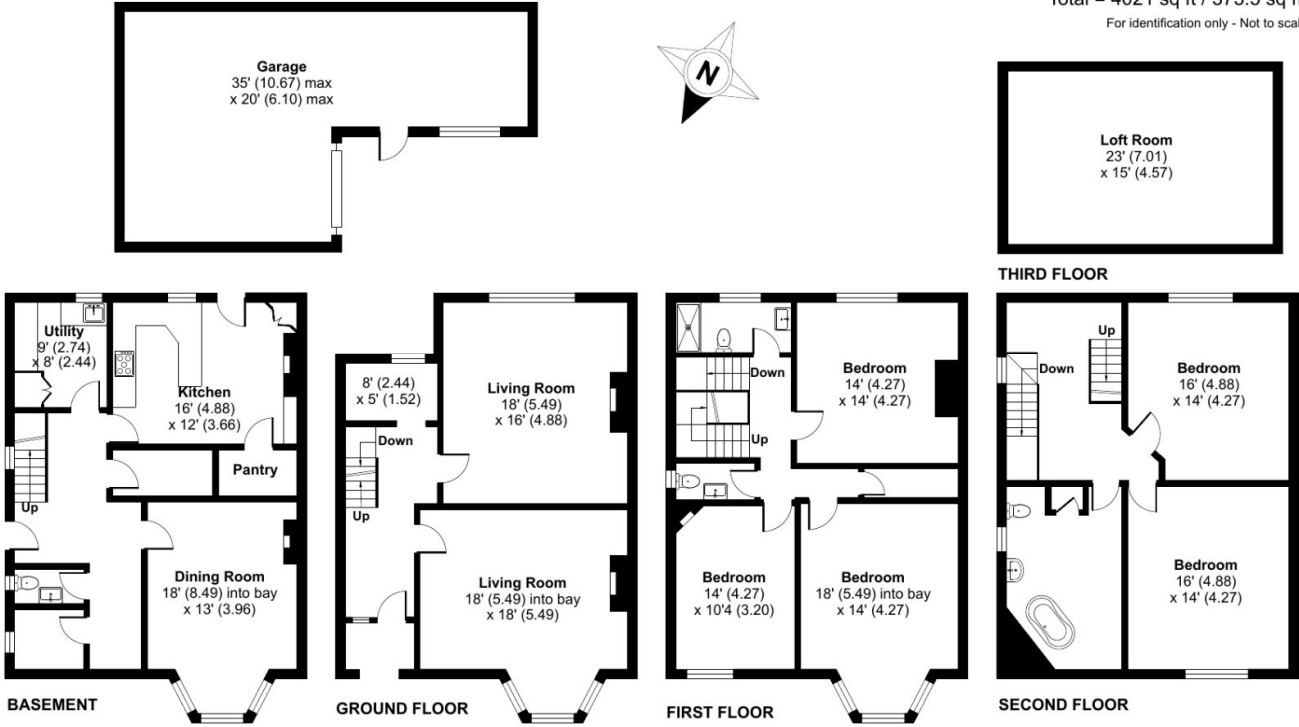
- Frome, Bath, Bruton, Street
- Warminster and Wells



# Weymouth Road, Frome, BA11

Approximate Area = 3491 sq ft / 324.3 sq m  
 Garage = 530 sq ft / 49.2 sq m  
 Total = 4021 sq ft / 373.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1112325

**FROME OFFICE**  
 telephone 01373 455060  
 6 The Bridge, Frome, Somerset BA11 1AR  
[frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)



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