



Whatley View House, Marston Lane, Frome, BA11 4DS

£875,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

Whatley View House, 137 Marston Lane is an impressive, detached, family house with a large plot and the most incredible panoramic views across rolling countryside. Presented in excellent order, having recently been updated, this exciting opportunity is one not to be missed.

Positioned on the edge of town and within walking distance of the centre of Frome. This property is a unique Arts and Crafts designed former farmhouse which is exceptionally light and well-presented throughout.

The front entrance opens into a lobby which leads into a spacious hallway, complete with a beautiful original wooden Parquet floor. To the right of the hall is an impressive triple aspect drawing room with a period stone fireplace and French doors leading to the garden. There is a fabulous open plan kitchen/dining room, with newly fitted base units, integrated Neff appliances, an island with Quartz worktops and an engineered wooden floor. There is plenty of space for a large dining table and contemporary bi-fold doors open to the terrace, creating a perfect indoor/outdoor entertaining space. Beyond the kitchen is a stunning garden room that is filled with natural light and features full high ceilings and a wood burning stove. From here, there are French doors that lead out onto a sunny patio seating area in addition to bi-folding doors which lead out onto the garden.

There is an additional galley kitchen leading to a laundry room with a double sink, a separate W/C and a large double garage with a further storage area, which also has access to the garden and could, subject to the required consents, be incorporated to

provide further accommodation and/or a self-contained annex area.

On the first floor there are five bedrooms and a marble tiled family bathroom with separate shower which benefits from a heated floor. The master bedroom enjoys the most incredible panoramic views across rolling countryside and a well-appointed en-suite which also benefits from underfloor heating. One of the bedrooms, which doubles up as an excellent home office, has French doors that lead out onto the first-floor balcony. There is also a separate W/C on this floor.

OUTSIDE

Externally, to the front is a lovely garden with a gravelled drive, framed by box hedging, lawns and flowering cherry trees. There is a west facing newly created first floor glazed external balcony to enjoy the afternoon sun and the stunning evening sunsets.

To the rear of the property there is a mature and enclosed garden with a spacious terrace ideal for alfresco dining, a lovely lawn and a sunny gravelled area for relaxing and dining. A variety of mature shrubs, trees and climbing roses surround the garden including a magnificent pleached hornbeam hedge, making it a very private space and a large, glorious Magnolia.

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.











Local Council: Mendip District

Council Tax Band: F

Heating: Mains gas and solid fuel (two wood burners)

Services: Mains gas, electricity, water and drainage are all connected

Tenure: Freehold



Motorway Links

- A36, A303
- M4, M5



Train Links

- Frome, Bath
- Warminster and Westbury



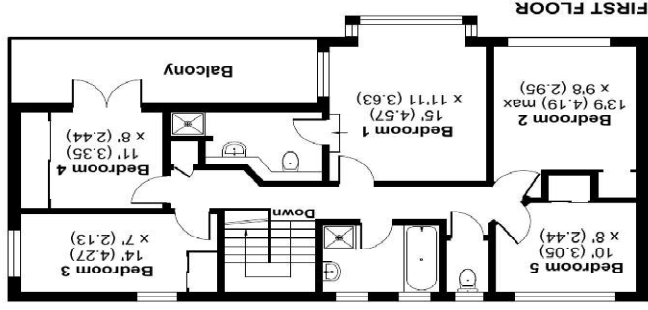
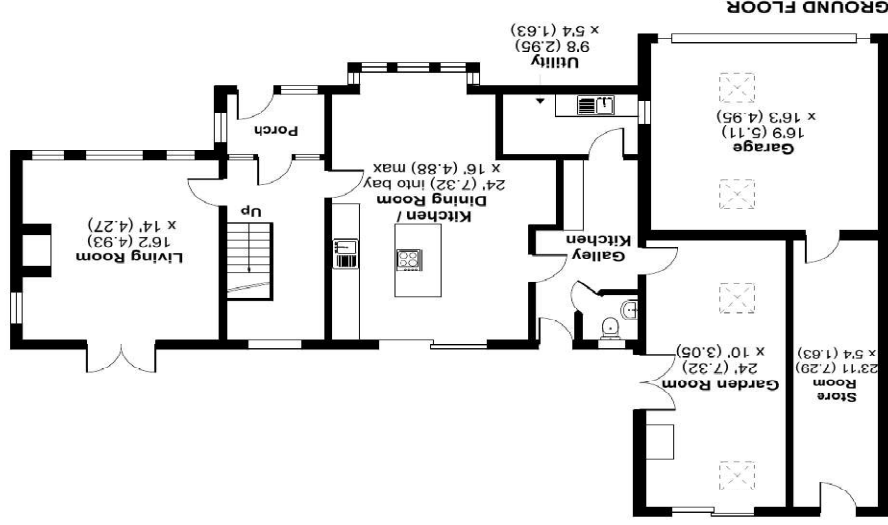
Nearest Schools

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

Marston Lane, Frome, BA11

Approximate Area = 2421 sq ft / 225 sq m (includes garage)

For identification only - Not to scale



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nkhccom 2023.
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FROME OFFICE

telephone 01373 455060

6 The Bridge, Frome, Somerset BA11 1AR
frome@cooperandtanner.co.uk

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