

# 26 Lower Keyford, Frome, BA11 4AS



OIEO £465,000 Freehold

A charming and characterful Georgian end of terrace property in one of Frome's most desirable neighbourhoods. The home was built around 1780 and extended circa 1860, offers accommodation over 3 floors and has a delightful walled garden and home studio.

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## OIEO £465,000 Freehold

### DESCRIPTION

A charming and characterful Georgian end of terrace property in one of Frome's most desirable neighbourhoods. The accommodation is arranged over three floors and has a delightful walled garden and home studio.

You enter the property via a gated path from the street. There is a front garden with mature planting and blossoming trees. The front door opens into a small entrance hall from which you can access the living room and the stairs to the first floor. As with most homes, the more convenient access is around the side of the home through the stable door into the kitchen, which is fully fitted with shaker style units, Zellige tile splashback, oak worksurfaces, hardy terracotta tiled floor and cream two door gas-fired Aga.

The dining room connects the kitchen to the living room and has an oak floor and built-in storage and display niche.

The living room has high ceilings, oak flooring, a delightful wood-burning stove and under stairs storage. A double-glazed window gives views out to the front garden.

Upstairs on the first floor there is the master bedroom with a bank of built-in storage, a single bedroom with built-in wardrobe and views towards the front of the property, both with solid wood flooring, as well as a recently renovated family bathroom with porcelain tiling.

A further bedroom contains built-in bookcases and cupboards as well as access up to a loft room with double glazed roof lights and sleeping platform. This area is a very versatile space which could be a self-contained bedroom/sitting room, a study leading to a bedroom or two individual bedrooms, one accessed through the other.

### OUTSIDE

One of the most charming features of this home is the cottage walled garden, providing privacy and security. There is a seating patio with pergola, a fully insulated garden studio/home office, outside WC and garden shed. The garden has a gentle slope and is well stocked with a variety of shrubs, flowers, vegetable beds and trees, offering the keen gardener scope to create the perfect urban escape.

Parking is on street, but securing a spot has never been an issue for the current residents.

### ADDITIONAL INFORMATION

Heating is provided by a Worcester combination boiler. The property is on all mains services and is on Council Tax band C.

### LOCATION

Lower Keyford is a particularly sought-after creative hub within Frome, attracting arty neighbours who work predominantly in the creative industries. The Makers' Yard is on your doorstep and offers a variety of community workshops and events, including the occasional food market. You are a 5 min walk away from the Culver Hill Co-Op for all basic groceries and a 5–10-minute drive from Frome's larger supermarkets, train station with direct routes to London, and historic town centre. 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 cafés, a choice of pubs, local junior, the Steiner Academy, middle and senior schools, theatres and a cinema. The property is within easy walking distance of shops, cafés, and amenities.

### AGENT'S NOTE

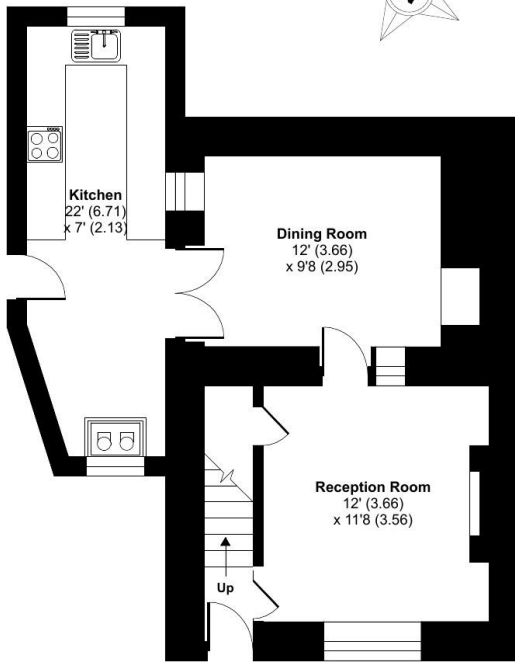
Please be aware the property to the rear does have a right of way along your front path and gate.



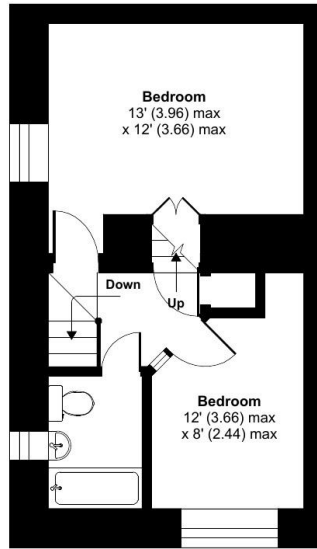


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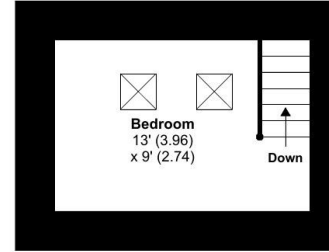
Approximate Area = 1084 sq ft / 100.7 sq m  
For identification only - Not to scale



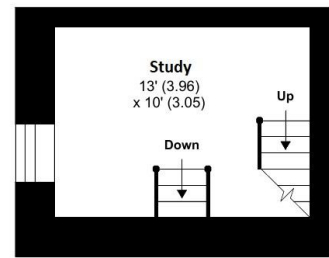
GROUND FLOOR



FIRST FLOOR



THIRD FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlcheom 2024. Produced for Cooper and Tanner. REF: 1111325



## FROME OFFICE

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AND  
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