

54 Bath Road, Frome, BA11 2HH

COOPER
AND
TANNER



Offers in the region of £850,000 Freehold

An impressive three-story late Victorian semi-detached home, beautifully presented and thoughtfully enhanced to combine period elegance with modern family living. Set within approximately 0.28 of an acre, the home is well proportioned and has naturally light accommodation throughout with large gardens and gated driveway parking for multiple vehicles.

54 Bath Road, Frome, BA11 2HH

 4  3  3 EPC C

Offers in the Region of £850,000 Freehold

DESCRIPTION.

Approached via a winding pathway through a generous, walled front garden laid predominantly to lawn, the attractive stone façade immediately sets the tone. A gate provides access back onto the road, while the positioning of the house affords a pleasing sense of privacy and arrival.

The front door opens into a striking and welcoming hallway, where chequerboard flooring makes a bold first impression. The house retains a wealth of original features synonymous with its Victorian heritage, including servant's bells, dado rails, wooden flooring and charming bay window seating, all seamlessly blended with contemporary comforts. From the hallway, the family room sits to the front of the property, enjoying large windows and a pleasant outlook across the front garden. Behind, the elegant sitting and dining room provides a wonderful space for both entertaining and everyday living, featuring two impressive fireplaces and a large bay window. There is ample room for a substantial formal dining table alongside comfortable sofa seating, creating a versatile and inviting reception space. To the rear of the home lies the kitchen, fitted with stone worktops, classic shaker-style cabinetry and integrated appliances. This flows beautifully into the newly built garden room, drenched in natural light from two skylights and opening via bifold doors onto the rear garden, perfectly connecting indoor and outdoor living. Completing the ground floor is a downstairs WC and access to a useful workshop.

The first floor offers a superb master bedroom, complete with an original fireplace, en-suite shower room and a separate dressing room. A further large double bedroom also benefits from a feature fireplace and a south-facing window. The family bathroom is well appointed with an over-bath shower and enjoys an abundance of natural light from a large skylight. Accessed through the bathroom is an additional single bedroom or study, with dual-aspect windows making it an ideal flexible space. On the top floor is a generous bedroom with eaves storage, cupboard and an en-suite shower room, providing an excellent guest suite or

private retreat.

OUTSIDE

Externally, the property benefits from driveway parking for multiple vehicles and an exceptionally large rear garden for a townhouse, offering both space and privacy. The plot size is approx. 0.28 of an acre with a large level lawn decorated with trees and a choice of seating areas. The home is tastefully decorated throughout and ready to move into.

ADDITIONAL INFORMATION

Gas central heating. Mains electricity, gas, water and drainage are all connected.

AGENT'S NOTE

This property does have a right of way down the driveway, which is owned by the neighbouring home.

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.



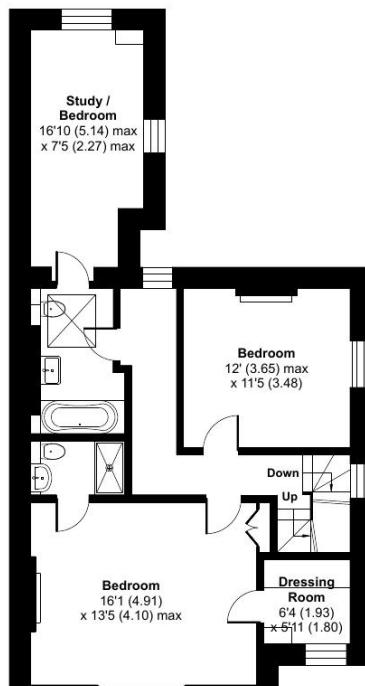
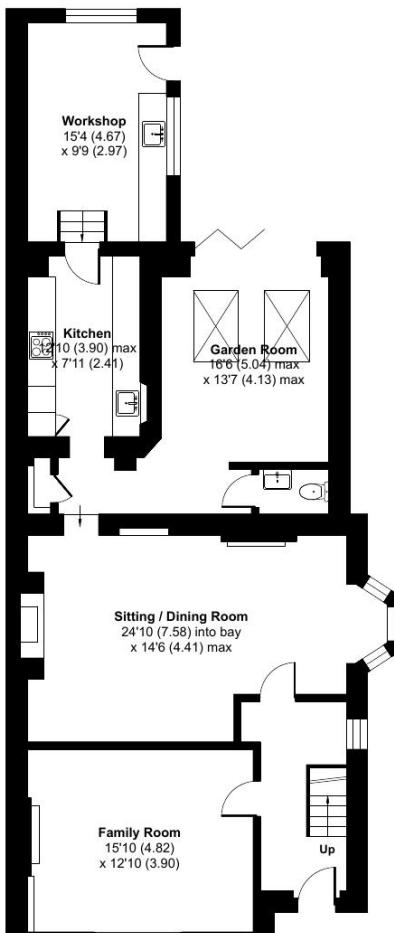
Bath Road, Frome, BA11

Approximate Area = 2203 sq ft / 204.6 sq m

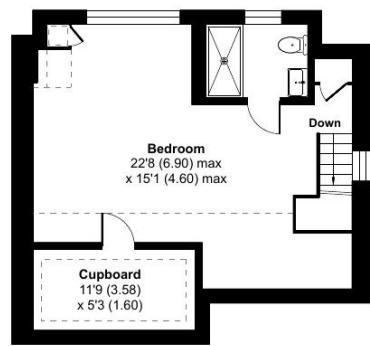
Limited Use Area(s) = 155 sq ft / 14.3 sq m

Total = 2358 sq ft / 218.9 sq m

For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © niche.com 2026. Produced for Cooper and Tanner. REF: 1395860



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

COOPER
AND
TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

