

# 19a Paul Street, Frome, BA11 1DT



**£240,000 Freehold**

Found in the centre of Frome's Conservation Area, tucked away off the ever popular Catherine Hill amongst the cafes & boutiques, this unique and quirky character 1 bedroom property offers spacious and bright accommodation throughout containing lots of character features and garden space with rooftop views.

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## DESCRIPTION

Found in the centre of Frome town centre Catherine Hill conservation area within in a private courtyard setting located adjacently off Paul Street with residents' access only, this unique freehold property enjoys everything Frome has to offer right on the doorstep with outstanding quirky character accommodation full of period features.

The accommodation is arranged over two generous floors and is surprisingly spacious with the ground floor comprising private entrance, bespoke character kitchen with room for breakfast / dining table and on the first floor is a large reception room with sash windows, exposed wooden floorboards and an ornate mezzanine bed level for a double bed enjoying attractive roof top views over Frome town centre.

## OUTSIDE

Outside, the courtyard area leads to a communal, lawned and stone wall enclosed communal garden with a decked sun terrace area belonging solely to the property providing a great space to sit out, bbq, eat alfresco and enjoy those views over the town.

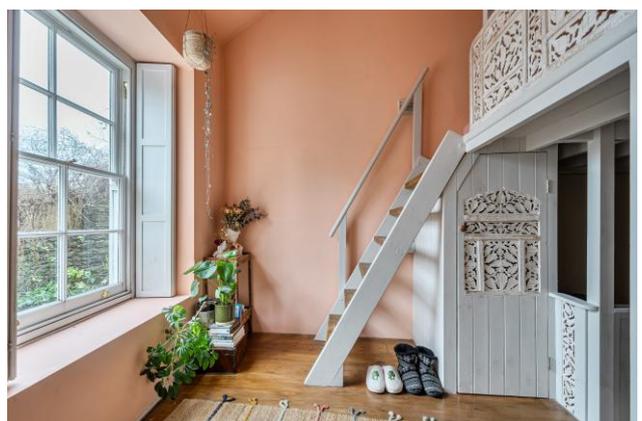
## ADDITIONAL INFORMATION

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

## LOCATION

Paul Street & Catherine Hill is at the heart of a vibrant neighbourhood with a very strong community feel and is full of independent shops, boutiques and cafes. The town centre is just a stroll down the hill providing access to all the amenities that it has to offer including the train station providing mainline access into Paddington, London. Bath and Bristol are within commuting distance. This property is surely going to attract a high level of interest as it is an ideal investment property, AirBnB or a great first time buy.

Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. The town 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.

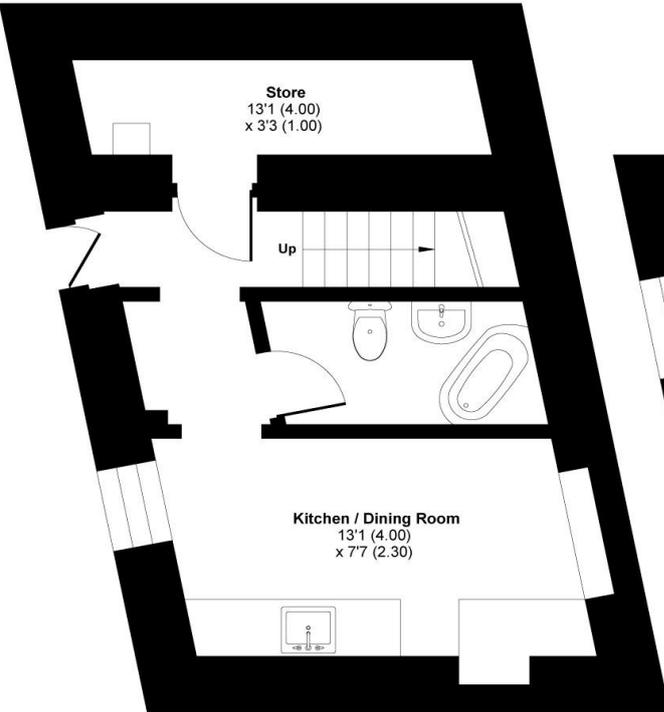




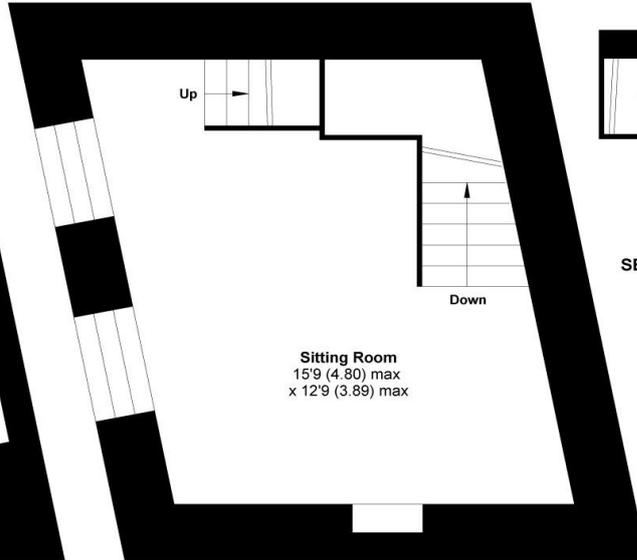
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Approximate Area = 533 sq ft / 49.5 sq m

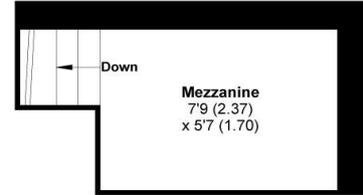
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2026. Produced for Cooper and Tanner. REF: 1395828



## FROME OFFICE

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