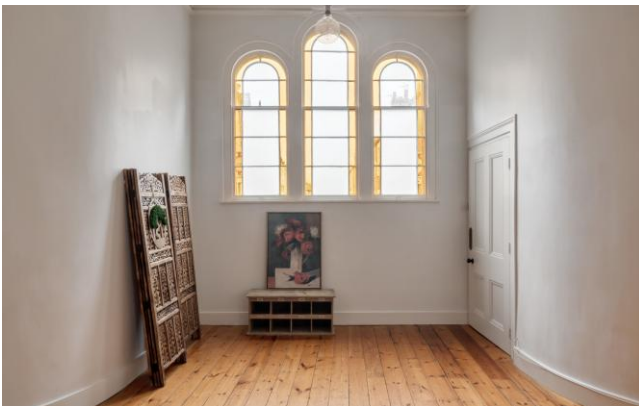


# Old School Room,

Wine Street, Frome, BA11 1EN



## £525,000 Share of Freehold

A stunning Grade II listed apartment forming part of an 1800s Baptist chapel conversion found in the heart of the conservation area of Frome town centre.

# Old School Room, Wine Street, Frome, BA11 1EN

 2  1  2 EPC N/R

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## £525,000 Share of Freehold

### DESCRIPTION

Forming part of this attractive, Grade II listed building in the heart of Frome Conservation area, this truly incredible apartment represents an exciting and rare opportunity.

The front door opens into a large hallway with room for coats and shoes. An inner door then gives access to the living/dining/kitchen, which is an enormous, open plan, sociable living space that features tall ceilings, dual aspect arched sash windows, exposed wooden floorboards and a high quality and trendy kitchen with a range of wall and base units, integrated appliances, sleek black worktops and a breakfast bar area.

The master bedroom is a very large room with stunning wooden block flooring and a wood burner which takes centre stage. There is an en-suite shower and plenty of fitted storage space. The second bedroom is also a large double room with space for a king size bed and plenty of furniture. The bathroom is a great size and includes a bath and separate shower cubicle.

### TENURE

Tenure: Leasehold, with Share of Freehold.

Lease: 999 years. Approx. 979 years remaining.

### SERVICES

Worcester Bosch High-Flow Combination boiler recently fitted and retaining a 8 Year manufacturer warranty.

Mains Electricity, Water and Gas. Underfloor heating.

### 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.



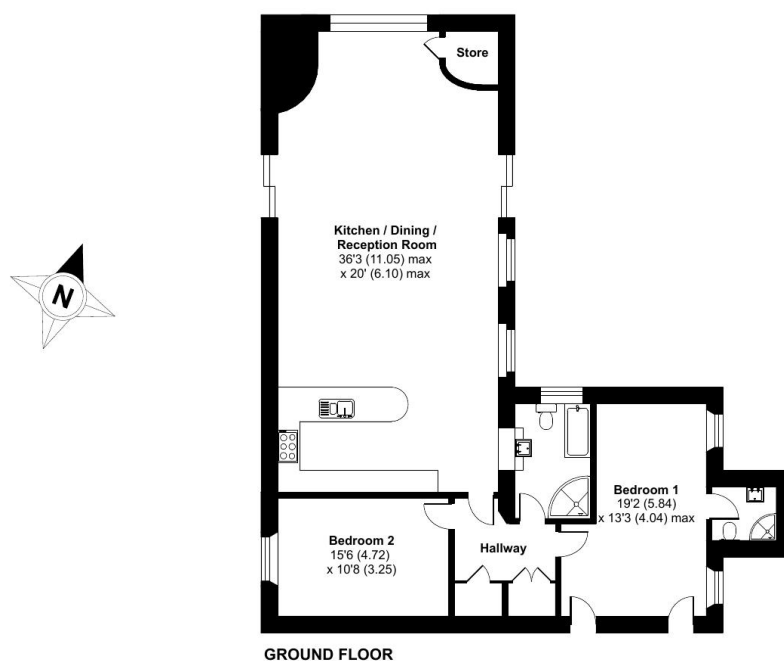




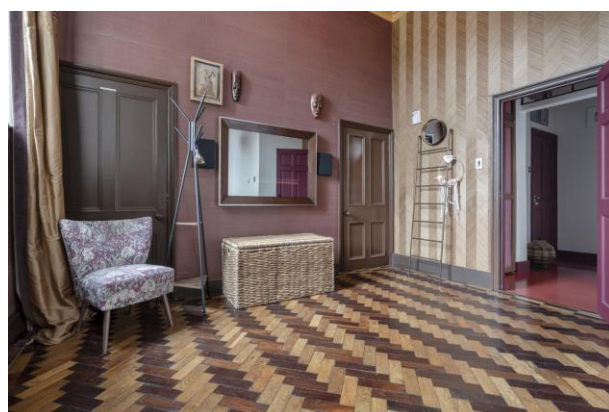
## Wine Street, Frome, BA11

Approximate Area = 1426 sq ft / 132.4 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). © nitchcom 2023. Produced for Cooper and Tanner. REF: 965515



### FROME OFFICE

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AND  
TANNER

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