



The Limes, 45 Keyford, Frome, BA11 1LB

£980,000 Freehold

COOPER
AND
TANNER



The Limes, 45 Keyford, Frome, BA11 1LB

 5/6  4  3 EPC N/R

£980,000 Freehold

Description

A rare opportunity to purchase this sympathetically renovated and individual Grade II listed Georgian/Victorian extended five/six-bedroom stunning stone fronted family home, with the added benefit of a two double bedroom annexe currently bringing in monthly rental income set within the grounds.

'The Limes' built by Robert Stevens (creator of Stevens Lane) in 1710-1725 approx. underwent a detailed and extensive extension in 1897 set within a highly private sought-after position within Keyford in Frome, is enclosed by mature high-level hedging creating its own private grounds. This most handsome five/six-bedroom stone fronted family home, enjoys extensive and sympathetically modernised downstairs living accommodation throughout and boasts an abundance of retained character features. Externally is a two double bedroom annex (converted 7 years ago with its own private utilities with enclosed courtyard garden) all set in wrap around style gardens behind gated access.

The property's main house accommodation comprises of a master bedroom with handy en-suite shower room, four to five further bedrooms over two floors, 25ft open plan kitchen/breakfast room, 14ft dining room, cosy lounge, study room with feature bay window, family bathroom, utility area, basement and entrance porch. The 'shaker style' kitchen/breakfast room has been extended and enjoys lots of natural light with a range of base and wall mounted cabinets, granite worktop and splashbacks. There is space for a freestanding range cooker and an ideal central reservation bar which is perfect for a large family entertaining space or those who enjoy cooking. The kitchen is finished in wooden flooring and original blue lias flagstones. The kitchen has a handy utility/cloakroom adjoining housing the combination boiler. The family dining room located to the front has an original feature fireplace with ample room for a family size dining table and chairs.

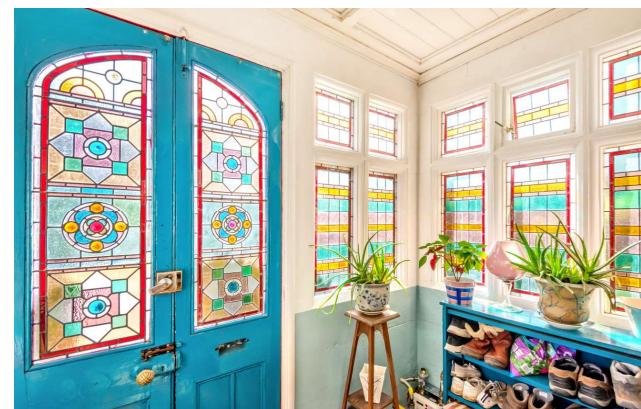
The lounge is a cosy yet light and airy family room with two symmetrical bookshelf recesses offering plenty of space for large lounge furnishings, with a central fully working fireplace. The ground floor has a work from home study room (sought after with modern hybrid working) with feature bay window, original wooden flooring and fireplace. The room offers itself for multiple use as a potential further reception room or snug. The entrance porch to the front has double stained glass doors and surrounding stained glass windows, used as a boot room for storing shoes and hanging coats. Stone steps lead from the entrance hallway with original Victorian floor tiles to the basement, which has the main electric fuse board and has lots of space for storage.

The first floor has a master bedroom to the side looking onto the gardens, there are two sets of double wardrobes built in and a modern en-suite three-piece shower room. There is a generous size double bedroom currently used as a studio, with a feature bay window to the front looking onto the side, a large double bedroom to the front right and good size double bedroom to the rear of the home looking onto the rear garden. The second floor is a great space and set up for an older child, with a study seating area with skylight window. The room leads into a good size double bedroom with plenty of space for all bedroom furnishings.

The Coach House

Externally a 7-year-old converted coach house/stable offers two double bedrooms, with downstairs kitchen/living room and ground floor shower room. There is a private enclosed courtyard style garden and a current monthly rental income which can provide an annual investment income.

The wrap around style extensive and private high level hedge enclosed gardens are mainly laid to lawn, with a range of mature plants trees and bushes within borders and a stone access path. The garden retains a restored well and gate leading to the front. The home offers gated parking for multiple vehicles and low-level stone walling with box hedging.











Local Information Frome

Local Council: Mendip District

Council Tax Band: F

Heating: Gas and electric. CPG gas to coach house

Services: To be confirmed



Motorway Links

- A303, A36
- M4, M5



Train Links

- Frome, Bath
- Warminster, Westbury

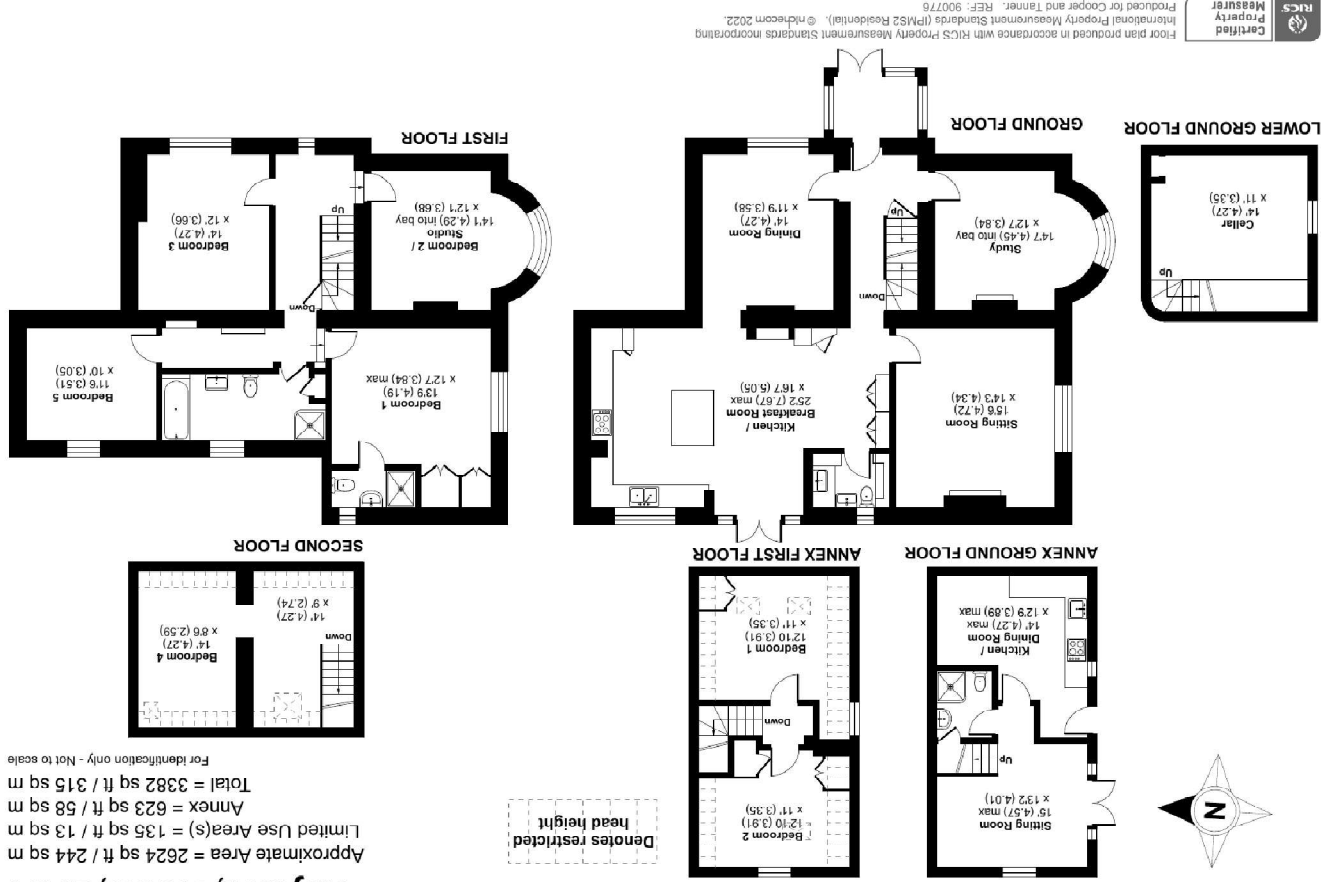


Nearest Schools

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

Keyford, Frome, BA11

Approximate Area = 2624 sq ft / 244 sq m
Limited Use Area(s) = 135 sq ft / 13 sq m
Annex = 623 sq ft / 58 sq m
Total = 3382 sq ft / 315 sq m
For identification only - Not to scale



FROME OFFICE

telephone 01373 455060

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

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 only 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.



COOPER
AND
TANNER