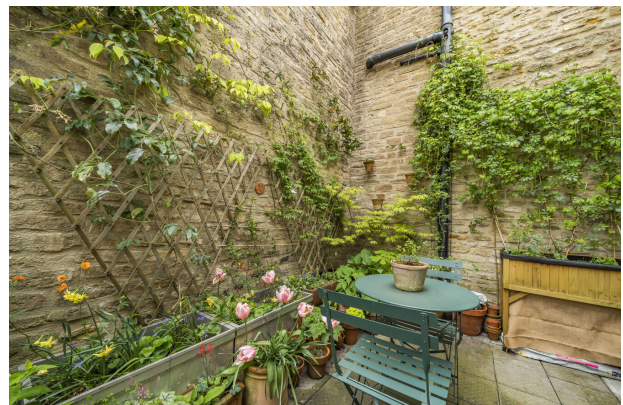


# Flat 4, Knoll House,

Frome, BA11 1DW

COOPER  
AND  
TANNER



£315,000 Leasehold

A truly delightful and elegant two-bedroom apartment, recently refurbished to an exceptional standard. With parking and sun terrace, right in the heart of Frome and set in a magnificent Georgian townhouse. Ideal as a home, second home, investment or downsize, early viewings recommended.

# Flat 4, Knoll House, Frome, BA11 1DW

 2  1  2 EPC N/R

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**£315,000 Leasehold**

## DESCRIPTION.

Knoll House is a prominent, handsome and well-maintained Grade II building in a prime location in the town centre, a 2-minute walk away from Frome's boutique shops, cinema, restaurants and markets. There is vehicular access from Bath Street via a video-phone entry gated secure car park. There is also a pedestrian gate through to Gentle Street. The property comes with one allocated parking space.

Flat 4 is on the first floor, reachable through an impressive communal hallway, with sweeping staircase and access to a private storage vault in the cellar.

You enter into a generous hallway, elegantly decorated with plenty of room for coats and boots. The majority of the apartment has been refurbished by the current occupants and they have reinstated a lot of charm throughout, with period mouldings, heritage paint tones, shutters and sea grass carpeting.

The airy and bright L-shaped lounge is bathed in light from the two large sash windows and French doors out to the garden terrace, a veritable sun trap with views over the communal lawn. The room has high ceilings, lots of character and plenty of room for a dining table and lounge, with scope to position these however fits you best.

The kitchen opens straight into the lounge, and has a range of base and wall units, open shelving, integrated appliances, Zellige tiling and under-cabinet task lighting. There is also the benefit of natural light from the large skylight overhead.

The main bathroom has a traditional 3-piece suite, decorative panelling, marble floor, large storage cupboard, and like the kitchen, has a large skylight.

The hallway contains a generous linen cupboard with large water tank, providing excellent water pressure throughout the apartment.

The master bedroom has built-in wardrobe storage and a small en-suite shower room. The second bedroom is currently utilised as an office, but would make a good size single bedroom, or a small double with limited storage, although it does contain a full-sized built-in wardrobe. Both bedrooms look out onto Gentle Street, one of Frome's best loved and most elegant lanes, often used to film period dramas, most recently Poldark and Sanditon (\*\*views of Aiden Turner not guaranteed).

## ADDITIONAL INFORMATION

Electric central heating. Mains water, electricity and drainage are all connected. There are two video entry points: one at the front gate for cars, and the front door to the building too.

Lease 999 (01/01/2006) – 981 years remaining.

Ground rent - £200.00 per annum.

Service charge - £466.33 quarterly.

## 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.





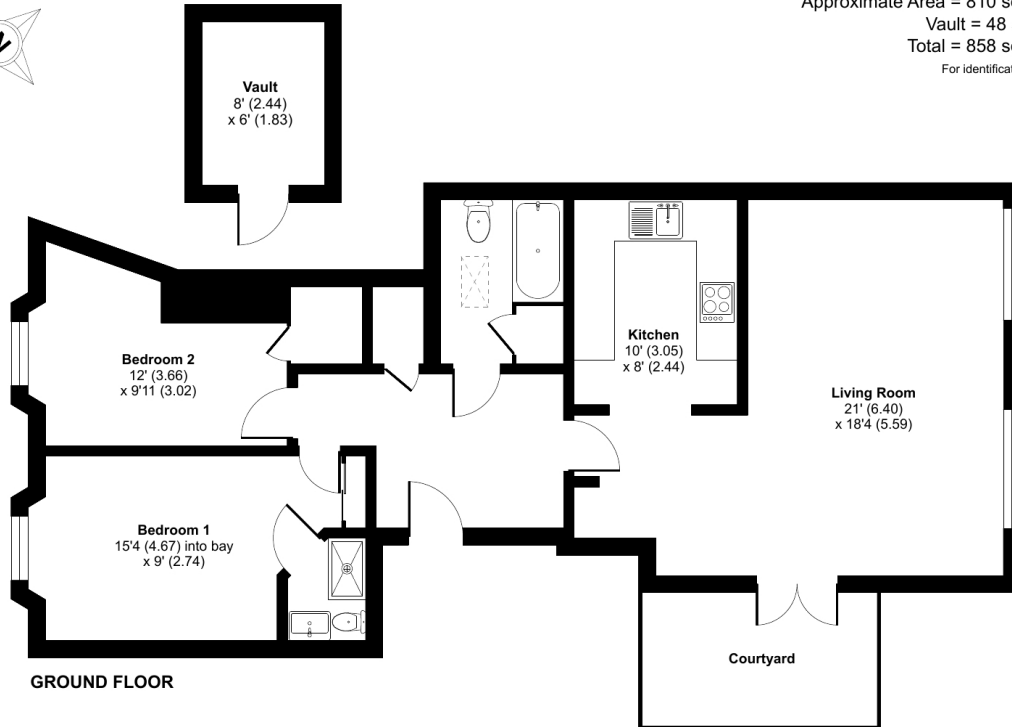
# Knoll House, Bath Street, Frome, BA11

Approximate Area = 810 sq ft / 75.2 sq m

Vault = 48 sq ft / 4.4 sq m

Total = 858 sq ft / 79.6 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). © nichecom 2024. Produced for Cooper and Tanner. REF: 1119281



## FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

[frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)

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