

# 65 The Butts,

Frome, BA11 4AE



£475,000 Freehold

A beautifully presented Victorian end-of-terrace, this charming stone home effortlessly blends period character with light-filled, well-proportioned living. With generous reception space, a sunny south-east facing garden, garage and off-street parking, it's a house that offers both elegance and everyday practicality, all ready to move straight into and offered chain free.

# 65 The Butts, Frome, BA11 4AE

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**£475,000 Freehold**

## DESCRIPTION

This attractive Victorian end-of-terrace stone home offers beautifully presented, light-filled accommodation with the added benefits of a generous garden, garage and off-street parking. A low stone wall and mature hedging frame the small front garden, while useful side access runs down the right-hand side of the property, providing easy passage through to the rear garden. The character and warmth of the home are immediately apparent on entry, where an inviting hallway with tiled flooring and dado rail sets the tone. The original reception rooms have been opened to create a wonderful dual-aspect living space, flooded with natural light. To the front, the sitting room enjoys a bay window and log burner, making it a cosy yet elegant retreat. The dining area to the rear is ideal for entertaining, complete with alcove shelving. Wooden flooring runs throughout, enhancing the charm and flow of the space. Beyond, the kitchen is both practical and welcoming, offering granite worktops, a gas hob, integrated ovens and a good range of wall and base units. Two large windows provide excellent natural light, and there is ample room for a breakfast area for everyday dining. Leading on is a handy utility corridor with additional storage, a door to the garden and a downstairs shower room.

Upstairs, the split-level landing divides the extension from the original home. The lower section gives access to the family bathroom, which features a white suite with over the bath shower and side-aspect double-glazed window, along with the third bedroom to the rear. The upper landing leads to bedrooms one and two. The second bedroom is a very comfortable double, while the generous master bedroom to the front enjoys a large window and built-in wardrobes

running the full length of the west wall. All bedrooms and the landing are carpeted, and the home has been freshly decorated throughout, making it ready to move straight into.

## OUTSIDE

The impressive south-east facing rear garden is a real highlight, thoughtfully arranged into distinct zones. A patio area sits directly behind the house, perfect for outdoor dining, leading onto a beautifully planted section with mature shrubs and grasses. Beyond this is a lawned area, shed, and a single garage with adjoining store room. Additional off-street parking is available to the rear, accessed via Rossiters Road.

## ADDITIONAL INFORMATION

Gas fired central heating. Mains water, gas and electricity.

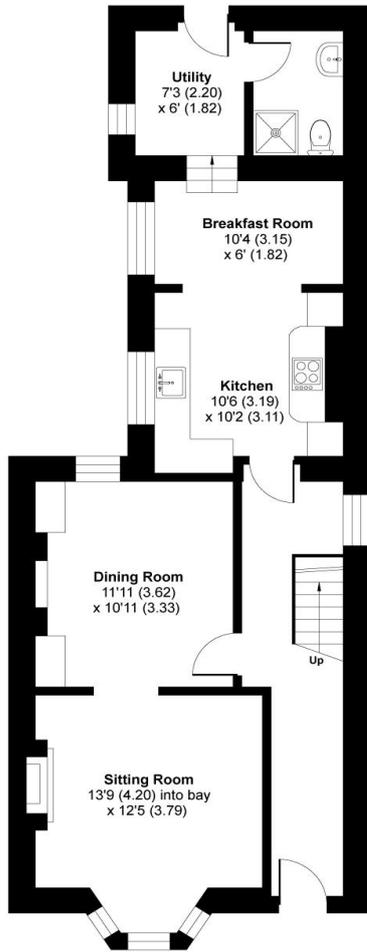
## LOCATION

The house is a short walk from the town centre and its many independent cafés and boutique shops, including Rye Bakery, Projects Frome, Moo and Two, Frome Hardware, Little Walcot and Frome Reclamation Yard. Frome's popularity has surged in recent years; the town is routinely named one of the best places to live in the UK, thanks to its thriving cultural scene, historic architecture, and beautiful surrounding countryside. The Frome Independent, a monthly market showcasing local artisans and food producers, has helped put Frome on the map, attracting over 80,000 visitors annually.

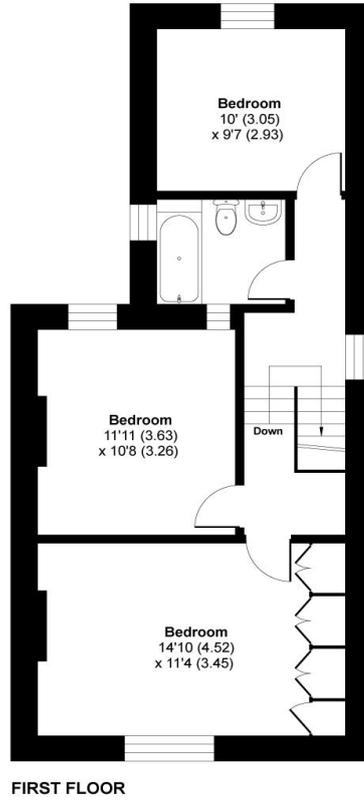
Transport links are also very good. A mainline railway service runs direct services from Frome to London Paddington, with a journey time of around 86 minutes. Access to the national motorway network is via the A303 (M3) and Bristol Airport is less than 30 miles away.



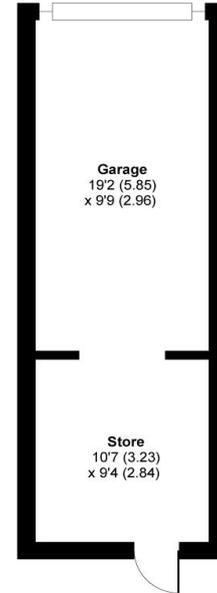




GROUND FLOOR



FIRST FLOOR



# The Butts, Frome, BA11

Approximate Area = 1266 sq ft / 117.6 sq m

Garage = 288 sq ft / 26.7 sq m

Total = 1554 sq ft / 144.3 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2026. Produced for Cooper and Tanner. REF: 1402436



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