



The Old Vicarage, 1 Park Road, Frome, Somerset BA11 1EU

£695,000 Freehold

COOPER
AND
TANNER



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Description

A beautiful three storey Victorian villa within a prime location of Frome, just a two-minute stroll from Victoria Park and the cobbled streets of the conservation area.

Large entrance hall with gorgeous original mosaic tiles. On the left-hand side is a living room which is dual aspect and therefore very naturally light. There are picture rails, high ceilings, shuttered sash windows and a wonderful open fireplace taking centre stage. On the other side of the hall is the dining room which is well proportioned and also features shuttered sash windows, picture rails and an open fireplace.

The kitchen/breakfast room is an excellent space for entertaining and family living. The breakfast room is a lovely light room overlooking the garden with plenty of fitted storage and a wood-burning stove. The kitchen is a generous size and is complete with a range of wall and base units, solid wooden worktops and a range style oven with a 7 burner hob. Two windows overlook the garden and a door leads into the utility room.

There are further units, solid wooden worktops, room and room for a washer and dryer in the utility room. There is also a downstairs WC.

On the first floor are two large double bedrooms with dual aspect windows and high ceilings. The master includes an en-suite shower and there is a further family bathroom with a roll top bath and two windows flooding the room with light.

On the second floor are three double bedrooms, one of which has an en-suite shower room. A staircase leads up to an excellent attic space that is kitted out as a further bedroom/games room but equally provides great storage easily accessed from the rest of the house.

Outside

Externally the gardens are low maintenance, private and consist of small lawns decorated by a variety of shrubs and plants. There is also a single garage and parking for two cars off road.











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.

Education

Private schools are to be found in Wells, Bath, Warminster, Cranmore, Beckington, Glastonbury and Street.

Viewing

Strictly through Cooper and Tanner on 01373 455060.

AS Ref: 22574 18/03/2019



Local Information Frome

Local Council: Mendip District

Council Tax Band: E

Heating: Gas fired central heating

Services: Mains drainage, water, gas and electricity

Tenure: Freehold



Motorway Links

- A303, A36
- M4, M5



Train Links

- Frome, Bath, Bristol
- Warminster, Westbury



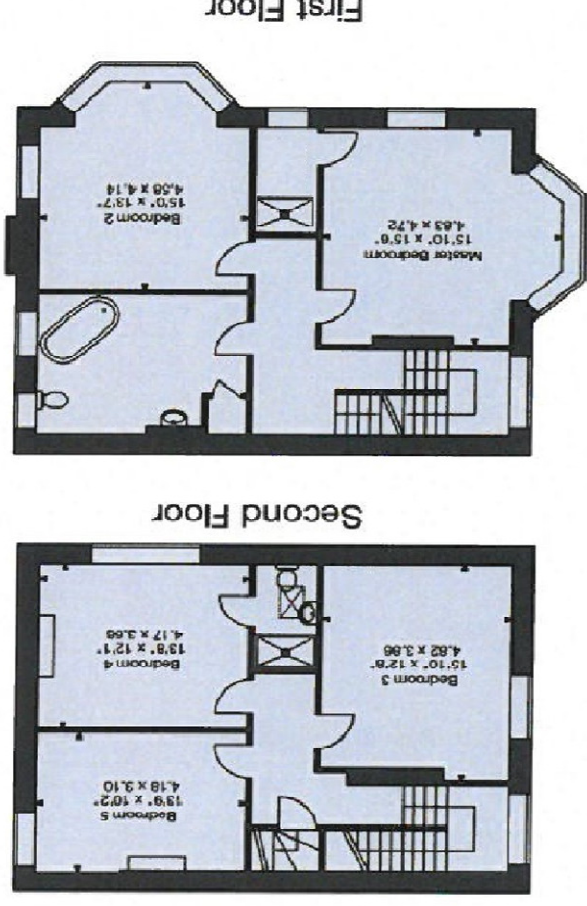
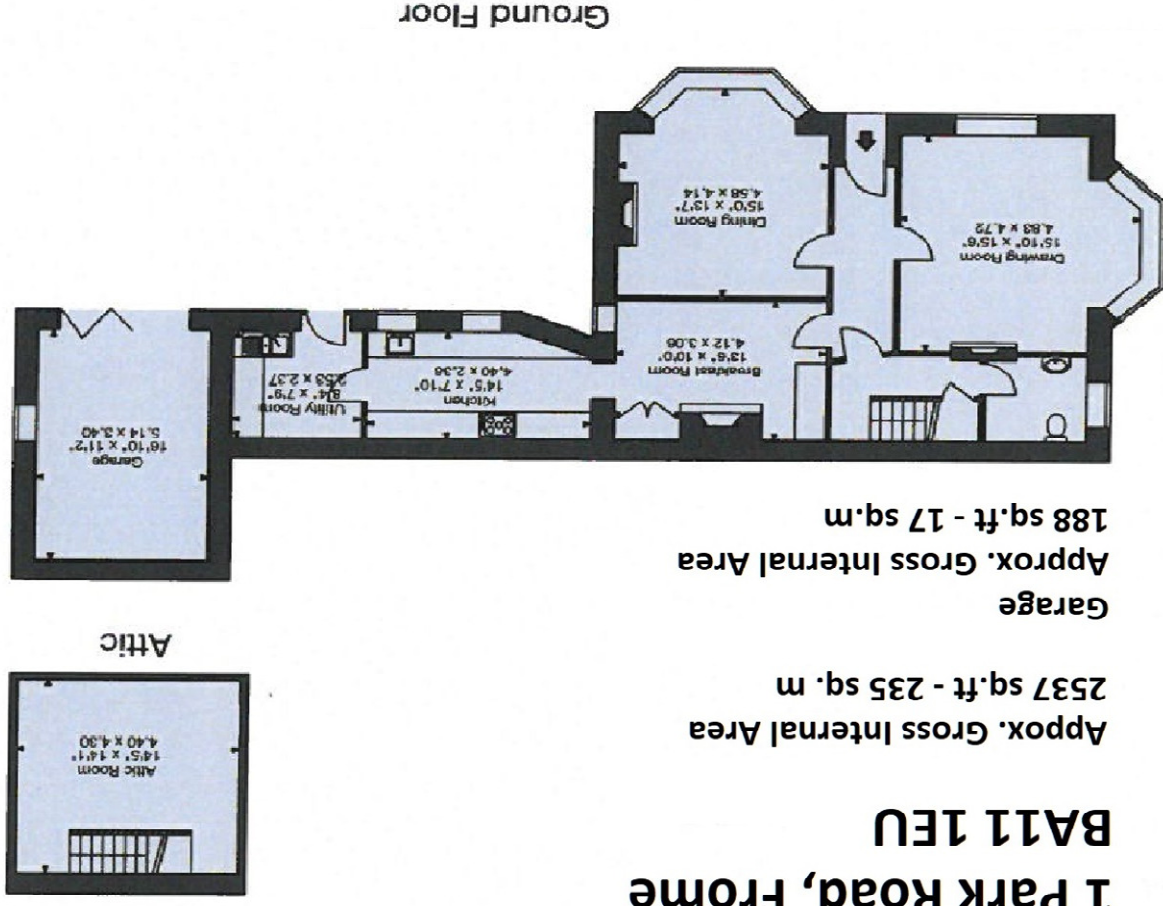
Nearest Schools

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

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Appox. Gross Internal Area
2537 sq.ft - 235 sq. m

Garage
Appox. Gross Internal Area
188 sq.ft - 17 sq.m



For Identification Purposes Only

COOPER
AND
TANNER

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