



VILLA
hunter
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33 Locks Hill, Frome BA11 1NA

This grand semi-detached property built circa 1895 with an abundance of accommodation and period features, sits smartly on Locks Hill amongst some of Frome's largest homes.

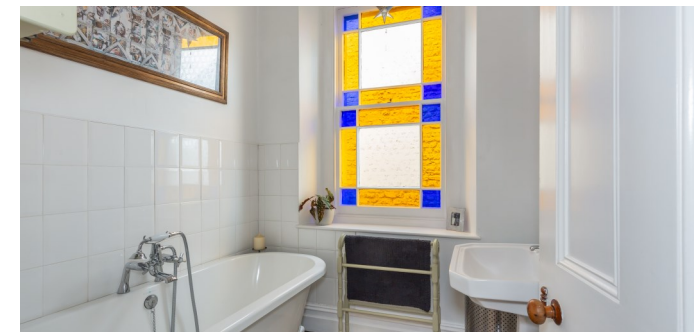
The Walk Through

The property, which dates from 1895, is set back from the road and has charming front garden that leads up to a beautiful porch, big enough for boots and potted plants. The entrance hall has wonderful ceiling height and charming tulip mouldings sit on either side of the ceiling arch. Encaustic tiles are laid throughout the hall and a double door cloak cupboard. There is also a downstairs w/c and handy butler's pantry behind the original glazed panelling.

The front sitting room is on the right-hand side of the entrance hall. This grand room has a large bay window, an open working fireplace, alcove shelving with base cupboard and solid wooden floorboards. A second living room ~~currently used as a snug~~, with another open fireplace, high ceilings and wonderful original glass sash doors leads into the kitchen. The expansive kitchen and large dining area has undergone extensive work including an installation of underfloor heating combined with the engineered oak herringbone flooring, wrap around sky lights have been fitted with automatic temperature-controlled opening/closing system. A unique English Rose kitchen has been installed, creating a wonderful contrast to the traditional glazed bi-fold doors that open along back wall. An electric oven and hob has been installed and there is plenty of space for a dishwasher and other white goods.

An elegant staircase brings you to the spacious landing of the first floor. The primary bedroom is at the front of the house and shares the same large bay window as the sitting room below. There is also an en-suite shower room and a feature fireplace. A second large double room and third smaller bedroom sit at the back of house with views of the garden below. The family bathroom benefits from a gorgeous original stain glass window and a free-standing bath, next to an additional w/c with period features. The top floor also holds three further bedrooms. The fourth room has sloped ceilings and a charming arched window. The fifth double bedroom benefits from far reaching views across to Cley Hill. A smaller sixth bedroom is currently set up office. Completing this floor is a large store cupboard and third bathroom.





The Garden

The garden is accessed from the kitchen doors and has a south easterly direction. The patio area is perfectly set up for all day alfresco dining and is boarded by a fragrant lavender beds. Halfway along the garden is a wide pergola adorned with climbing shrubbery and flowers. Beyond is a second seating area that makes the most of the evening light. A rear door allows direct access to the double garage with electric doors and can easily accommodate two cars inside the garage, with a large hardstanding area to the rear.

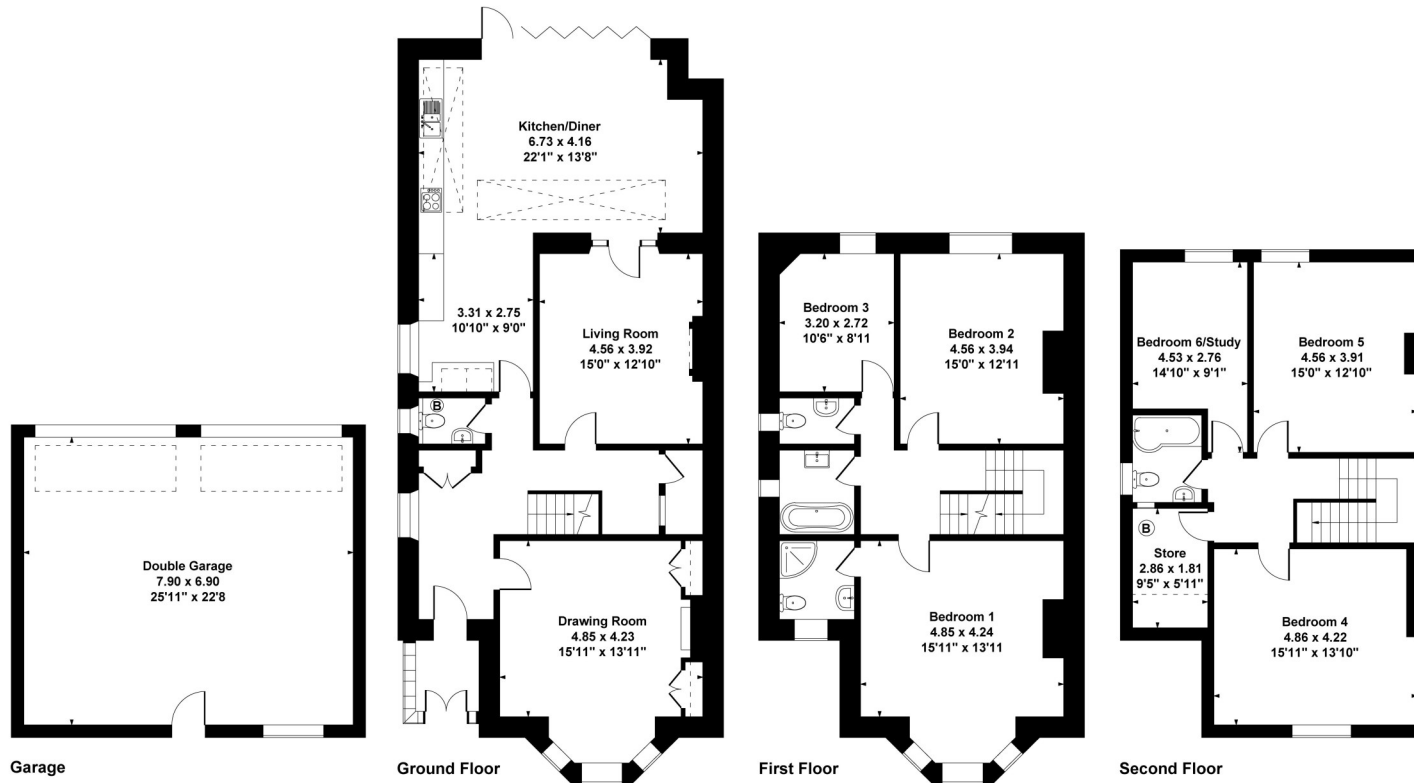
On The Doorstep -

Frome is on the doorstep of many exciting venues; the exclusive Babington House is located 6 miles from Frome. Hauser and Wirth – garden and gallery and Roth Bar restaurant is 10 miles away, with Bruton high street to wander around too. Lastly the internationally known Newt is 13 miles away from Frome, which is an awarding winning hotel with gardens with restaurants. The city of Bath has a wealth of history to enjoy as well as many shops, restaurants, and bars. The smaller villages of Nunney and Mells are also worth visiting, enjoying the country pubs and walks they have to offer.

EPC – D, Council Tax Band – D, Mains Drainage, Water and Electrics

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Approximate Gross Internal Area
 Total = 309 sq m (3319 sq ft)
 Main House = 254 sq m (2732 sq ft)
 Garage = 55 sq m (587 sq ft)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This is for illustrative purpose only and should be used as such by any prospective purchaser.
www.meyerenergy.co.uk

Asking Price £900,000

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