

# THE MODERN HOUSE



*Frome, Somerset*  
£1,150,000 Freehold

## Westfield

Regularly lauded as the best place to move to in the south-west, Frome's desirability shows no signs of abating. This seven-bedroom home – a newly renovated and extended Victorian house with heaps of space, private gardens, and off-street parking – is brilliantly located for an easy wander to the town centre. It also lies on the right side of town to avoid the traffic, with an easy escape out to Babington House and Mells, a 10-minute drive away, or down to Bruton, around 10 miles to the south.

### *The Tour*

Set back from the road by a large private driveway, there's ample off-street parking for at least two cars, a rarity for central Frome. The extension increased the footprint of what was already a large house to just shy of 3,000 sq ft, which unfolds over three storeys.

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The ground floor has been essentially divided in two, with the recent addition of a one-bed ground-floor annexe – a well-considered space suited to host guests or extended family members, or to be rented out. The main living space, with steel-framed Crittall-style doors that open to the garden, is joined to the bedroom via a corridor. A compact but perfectly practical kitchen lies to one side, and a bathroom with a large walk-in shower is just off the living space.

There are two living spaces on the ground floor within the main section of the house; both lie just off a welcoming entrance hall with decorative floor tiling. Arguably the most inviting room in the house, the extended kitchen and dining room is on the garden side of the plan – it has great light, a modern feel and a strong connection with the outside. Its north-facing aspect maintains a wonderful quality of light throughout the day and especially during the afternoon when the sun is in the west. The kitchen and dining areas are fluid and sociable, with parquet flooring underfoot and two walls of Crittall-style aluminium doors and glazing opening the space onto the lawns (great for hosting). Designed for the daily practicalities of family life, the kitchen is well-equipped for food preparation or baking, with plenty of worktop space, a large Rangemaster cooker and a walk-in pantry.

The living room, while set on the southern side, is an enticing space thanks to the warming original fireplace. A large bay window (a double-glazed sash) brings lovely natural light in throughout the day while brushed and oiled engineered Oak flooring runs underfoot. There is also a utility room and WC on this level.

There are five bedrooms on the first floor. Victorian proportions ensure there's no compromise on space or light. The main bedroom is positioned at the back of the house, making the most of the garden views, is adjacent to a smart bathroom with a welcoming free-standing bathtub. The family bathroom lies off the central landing.

The top floor of the house has been converted to a seventh bedroom, which also has an en suite shower room. Deep storage cupboards have been built into the eaves and there is a Cabrio-style Velux window that opens fully to a small standing platform looking across the rooftops.

### *Outdoor Space*

The gardens face south and get a brilliant amount of sunshine over the course of the day and into the early evening. Landscaped during the renovation, the garden's planting is still maturing but raised beds offer scope for growing vegetables and flowers. Lawns are enclosed by traditional stone walling and fencing for privacy, while a paved cross between the lawns has a firepit placed centrally – great for outdoor dining in the winter months.

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### *The Area*

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, Eight Stony Street, 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 town continues to garner high regard for its 'flatpack democracy', thanks to a coalition of independents who took control of all 17 seats on its council. This activity has contributed significantly to its growing community of independent shops, creative businesses and eateries saturated in its artisan quarter on Catherine Hill. 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.

Nunney Road is particularly well-positioned for easy access to the surrounding open countryside, with the sought-after village of Mells around a 10-minute drive west. Frome is also within easy driving distance from the magnificent Georgian city of Bath, Babington House and Bruton's highlights: Hauser and Wirth, At the Chapel and Osip and The Newt in Somerset.

The area is renowned for excellent schooling options, which include Frome Media Arts College, All Hallows, Downside, Millfield, Wells Cathedral School, Sunnyhill and Kings School, Bruton.

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.

Council Tax Band: E

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## About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.