



Wallbridge, Frome

£850,000



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour before calling Forest Marble 24/7 to book your viewing of this incredible detached family home with separate detached two bedroom bungalow, sat behind an electric gate with a brilliant location close to both the train station and town centre. Available with no onward chain, the opportunity to acquire a property of this nature - ideal for multi generational living or perhaps even offering an income stream - is rare, so this is certainly not a property to be missed! Both properties have been recently modernised and improved throughout, presented to an incredible standard nestled within a superb plot. To interact with the virtual reality tour, please follow this link:

<https://premium.giraffe360.com/forestmarble/wallbridge/>

Situation

Less than a mile from the town centre and a short walk to the train station, these incredible properties are in a great central location. Frome town itself is one of Somerset's finest artisan towns which boasts a fantastic spirit of togetherness. There is a wide range of supermarkets, public houses, banks, theaters, schools, college and a sports centre as you would expect. Frome prides itself on the great selection of independently run shops that line the historic cobbled streets, while away your days sipping coffee in one of the cafes or buying gifts from the amazing boutiques. Frome is well known for its weekly markets and its monthly artisan market on a Sunday which draws people from all around. There is a rail service that is on the Paddington Line and also feeds into the cities of Bath & Bristol. Transport links will have you quickly out onto the ring road and the cities of Bath, Bristol & Salisbury are well within reach.

Main House

Built in the 1930s with recent modernisation works carried out, this four bedroom property leaves no box unticked. With truly beautiful living accommodation boasting a range of sought after features including parquet flooring, fireplaces and character, including a spacious lounge, dining room, impressive kitchen and utility. Also found on the ground floor is a bedroom with ensuite, with the potential of being used as further reception space if required. Over the first floor lays the remaining three double bedrooms, all excellently proportioned, as well as the stunning and contemporary ensuite and family wet room. The property really does provide some spectacular accommodation, and the high level of care and detail that has gone in to its transformation is undeniable. Perhaps what makes this property even more enthralling is the beautiful gardens, with a summer house hosting a hot tub and even a large swimming pool which is sure to prove an absolute favourite of family and friends come sunny days. Accompanying the pool is an outbuilding, which can be used as changing rooms as well as a bar area.

Rooms

Entrance Lobby

Your first introduction to the property is a welcoming entrance porch, with exposed red brick acting as a testament to the properties period, with character features such as this present throughout the property. Stepping onto the tiled flooring, you have space to kick off your shoes and take off your coat before entering via a glazed door into the entrance hall. To one side a large window welcomes in light, with a door leading to the rear garden.

6'6" x 6'2" (2.01m x 1.89m)



Entrance Hall

The entrance hall, with attractive parquet wood flooring, offers access to the lounge, dining room, kitchen and stairs to the first floor with sizeable storage cupboard underneath.

9'8" (max) x 7'10" (2.99m x 2.16m)

Lounge

With a continuation of the wood parquet flooring of the entrance hall, the spaciousness of the lounge is emphasised beautifully by floods of natural light welcomed in via windows to the side and rear, as well as bi-fold doors leading to the garden. Acting as the focal point of the room, is a striking open fireplace with cast iron surround.

12'3" x 14'9" (max) (3.75m x 4.54m)

Dining Room

The perfect setting for family meals or hosting guests for dinner parties, this dual aspect dining room provides ample space for accommodating a large dining table and chairs. With engineered wood flooring, and charming character in the shape of a wood burning stove. Exposed beam over the opening to the kitchen.

11'4" x 11'10" (3.47m x 3.38m)

Kitchen

Comprised of a range of wall and base units topped by granite work surface, with an inset ceramic sink from where you can watch over the garden whilst doing your washing up. There are a number of integrated appliances including a dishwasher and fridge, with the welcome addition of a range style oven with gas hob and cooker hood over, as well as a separate solid fuel Rayburn. Overall the kitchen is presented to a high standard, with partially panelled walls and modern tiling to the splashbacks contrasting the country style units. Door leading through to the boot room.

14'9" (max) x 11'8" (4.54m x 3.60m)

Boot Room

With access from both the side and front of the property, the boot room offers a place for you to kick off any muddy boots before entering the main body of the home. Connecting you to the cloakroom and utility space leading through to the ground floor bedroom.

4'11" x 9'6" (1.25m x 2.93m)

Cloakroom

Comprised of a high level WC and wash hand basin, with a chrome towel radiator.

6' x 2'11" (1.83m x 0.64m)

Utility Room

Offering further work surface with space for appliances below, and an inset ceramic sink. Above you find shelving and a wall mounted storage cupboard. Leading through to bedroom four.

5'10" x 6'10" (1.55m x 1.86m)

Bedroom Four

Found on the ground floor this spacious double bedroom enjoys a dual aspect, with access to a built in double wardrobe with shelving and hanging space. Access to the ensuite.

9'2" x 15'5" (max) (2.80m x 4.72m)

Bedroom Four Ensuite

Comprised of a shower cubicle with electric shower, and wash hand basin. Tiling to the splashbacks. If you are looking to separate this accommodation from the main house, you can utilise the separate entrances.

3'8" x 5'5" (1.12m x 1.67m)

Landing

Upon reaching the top of the wooden staircase where you will have spotted the stunning light feature, the landing with exposed wood flooring provides access to all first floor bedrooms, the wet room and a storage cupboard.

9'7" x 13'10" (max) (2.96m x 3.99m)



Bedroom One

The main bedroom is excellently proportioned, with a dual aspect and floods of natural light making this is an incredibly welcoming space where you will look forward to waking up to views over the gardens, and retiring to at the end of the day. Wooden floorboards offer a lovely sense of charm and cosiness, with the option of creating a pretty display or perhaps storage to the recess in the old fireplace.

Ensuite Wet Room

The ensuite is a beautiful example of the incredible improvements that have been carried out by the sellers and cleverly takes full advantage of the available space. Comprised of an Amazon rain head shower, WC, wash hand basin, and chrome towel radiator. Stunning contemporary tiling to the walls and flooring. 8'8" x 2'9" (2.68m x 0.88m)

Bedroom Two

Again enjoying a homely sense of charm thanks to the wooden floorboards, bedroom two provides space for your large double bed amongst other pieces of bedroom furniture. Access to the built in wardrobe offering hanging and shelving space. 11'5" x 11'10" (3.51m x 3.38m)

Bedroom Three

Positioned to the rear of the property, this bedroom could comfortably fit a double bed, or perhaps would be just as at home as a well proportioned study if the additional bedroom space was not required. 8'11" x 9' (2.47m x 2.74m)

Wet Room

Presented to a spectacular standard, this contemporary wet room enjoys a free standing bath with hand held shower piece, Amazon rain head shower and separate hand held shower piece, wash hand basin and WC. Stylish modern tiling to the walls and flooring, with access to the airing cupboard housing the boiler. 5'3" x 11'7" (max) (1.62m x 3.57m)

Workshop

A converted container offers an ideal space for a workshop and to store your garden machinery, with power and light.

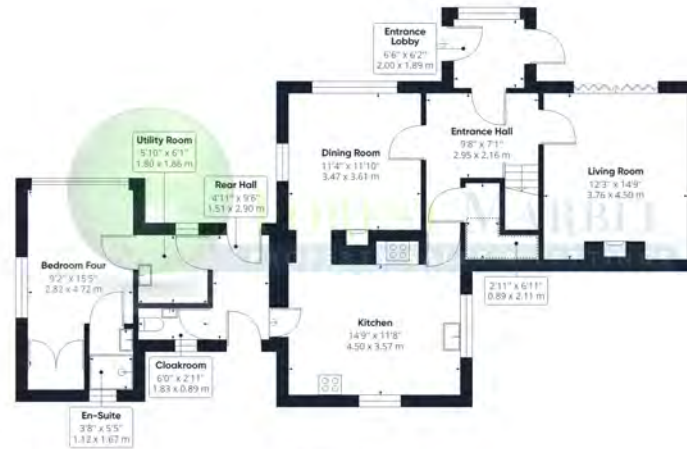
Parking

Parking for multiple vehicles can be found on the driveway to the front, behind an electric gate.

Gardens

The gardens are something quite impressive, housing a range of incredibly desirable features. Set behind two gates, the garden enjoys a range of seating areas where you can enjoy a morning coffee or evening drink whilst watching over the generous lawn area, decorated by a variety of mature shrubs and trees. Those who enjoy gardening will be pleased by the addition of a raised planting bed. To one corner, a summer house with a hot tub which can be enjoyed all year round, and will certainly be appreciated by guests! A gated swimming pool area will make the perfect setting for summer days with friends and families, making this garden a spectacular hotspot for garden parties. A lido style building offers changing rooms, bar area, shower room and the pump room. The pool is currently covered with a solar cover, which can heat the pool and reduce evaporation, saving on energy and water consumption costs. However, if the swimming pool is not a feature that appeals to you, there is of course the option of remodelling and removing the pool. The garden continues to the front of the property, mainly laid to lawn with an array of colourful flowers and established trees offering a sense of privacy. Tucked away to one corner, you will find a useful wood store.





Floor 0 Building 1



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Approximate total area⁽¹⁾

1542.99 ft²
143.35 m²

Reduced headroom

20.03 ft²
1.86 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



The Bungalow



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From the very first introduction to the bungalow you are welcomed by an immaculate presentation having been completely renovated by the current owners. Open plan living space sees a gorgeous contemporary kitchen area as well as spacious lounge area, leading to the private rear garden. Both double bedrooms offer fantastic space, with one ensuite and separate shower room. The garden is also a great size, with a generous stretch of lawn and patio area, and high wall providing privacy. The bungalow would be perfect for those exploring multi-generational living, however could also be used as a highly popular Airbnb as it has done so in the past providing a generous income stream.

Rooms

Entrance Hall

Stepping into the bungalow, the immaculate standard of presentation is immediately apparent. Open to the central living hub, with access to both bedrooms, shower room and a cupboard.

Central Hub

Enjoying open plan living, with a contemporary kitchen area comprised of a range of wall and base units topped by work surface with an inset acrylic sink drainer. Integrated oven with four ring gas hob, as well as integrated microwave and fridge freezer. An island offers further storage space, and a space to sit up and enjoy morning refreshments or evening meals. Window to the side, and gorgeous marble tiling to the floors. Patio doors lead through to the private garden area, welcoming in light. The sitting area is a sizeable space offering flexibility for configuration of your furniture, allowing you to create a brilliant reception space to relax in after a long day.

13' x 18'10" (max) (3.96m x 5.52m)

Bedroom One

Enjoying views to the front, this spacious double bedroom will allow you to comfortably fit your king size bed, with a built in wardrobe with cupboard space above. Access to the ensuite.

11'2" (max) x 9'4" (3.41m x 2.86m)

Ensuite

Comprising of a shower cubicle with electric shower, wash hand basin, WC and towel radiator. Tiling to the splashbacks and flooring.

5'11" x 6' (ensuite) (1.56m x 1.83m)

Bedroom Two

Again offering brilliant space for a range of bedroom furniture, with views over the front. As is the case with all the main rooms, this bedroom enjoys brand new carpeting.

10'10" x 12'11" (3.08m x 3.69m)

Shower Room

Comprised of a shower cubicle, wash hand basin, WC and towel radiator. Tiling to the splashbacks.

Annex Garden

Stepping out from the property, a patio area provides a space for a garden table and chairs where you can pause to enjoy a morning coffee or evening drink. The garden is then mainly laid to lawn, where you can take advantage of the Southerly aspect.

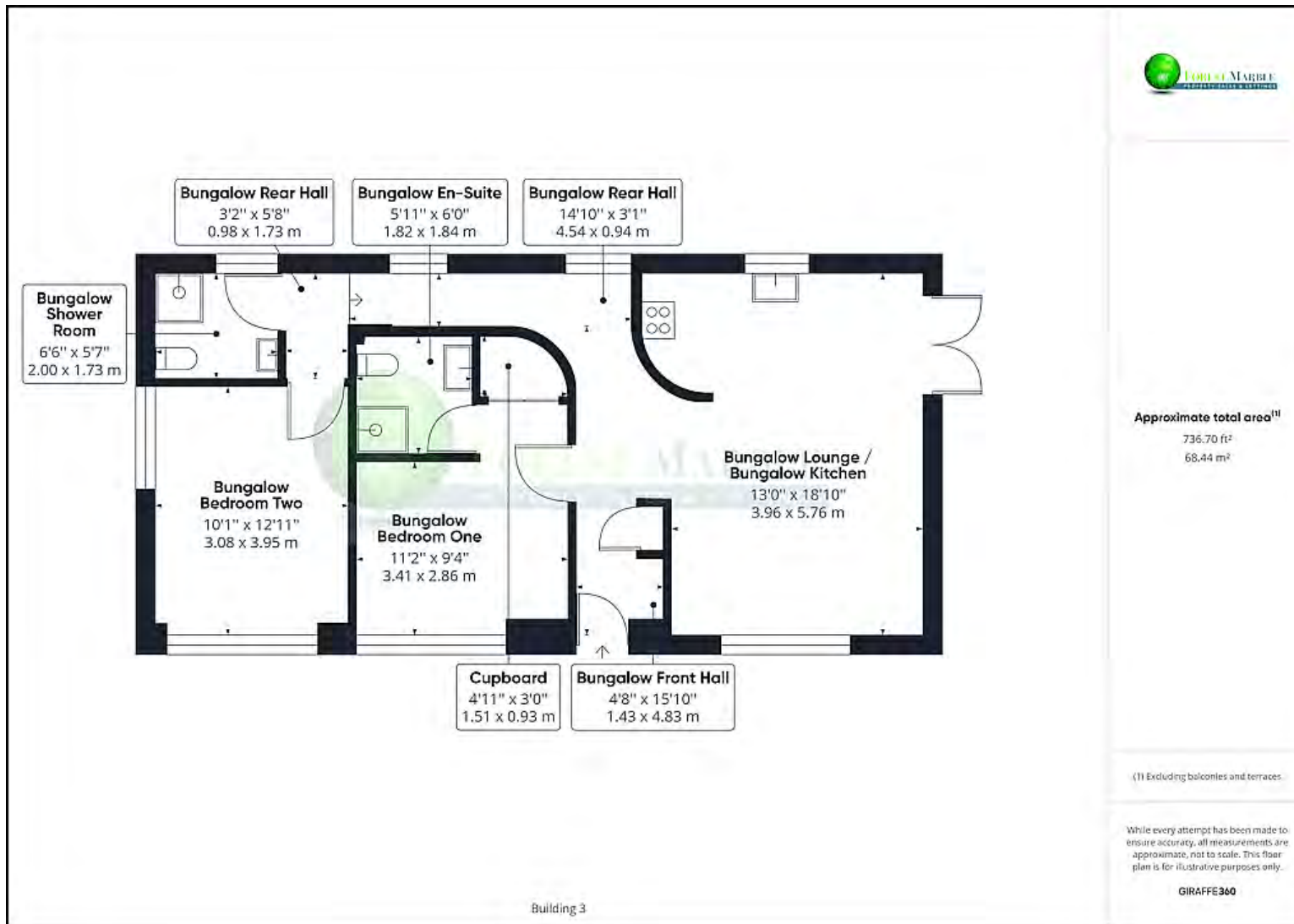
Agent Notes

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Council Tax Main House: E

Council Tax Annex: A





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