



## Hillside House, Keyford

£180,000

Council Tax Band A Tax Price £1,363 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

**Interact with the virtual reality tour before calling Forest Marble 24/7 to book your viewing of this one of kind character apartment that has been thoroughly modernised, including electrical and plumbing upgrading, to now present as one of the best conditioned period offerings that we have seen in some time**

The apartment is found within a beautiful period conversion that we are informed was originally built by a local merchant and business owner, who later gave his name to the nearby Rossiters Hill. The current owners acquired the property in 2016, and it has served as home for relatives and friends since. In recent months the vendors have undertaken extensive modernisation and restoration work on the flat and they now reluctantly come to sell the property as fully modernised example of a wonderful period home. New owners who wish to reside here full time and new owners considering renting this gem, or AirBnB potentially, will certainly be getting a lovely example in a great location. Click Here to view the virtual reality

tour: <https://tour.giraffe360.com/hillsidehousefrome/>

### **What the Vendors Love**

The first thing that struck the current owners on their first viewing was the stunning stained glass work in the hallway, high ceilings and the archways, recesses and architectural features that adorn the walls and doorways. Ever since then they have been smitten with the history and the charm of this building that they inform us was constructed as a single residence under commission by a Mr. Rossiter, a prominent member of the Frome community during the early industrial period. This charm is reflected by the beautiful old houses that surround the building and make up the Keyford area. Our vendors have always found people eager to stay in Hillside House which is part due to the proximity to Frome's eateries and public houses but also due to the views from the flat and sense of peace within. We are told that this flat has become more than an investment and has grown to be a part of the family over the last six or seven years.

- Period Apartment**
- Town Centre Location**
- Close to Railway Station**
- Complete and Comprehensive Recent Updates**
- Beautiful Character Features**
- Private Allocated Parking**



## Rooms

### Lobby and Landing

(Not included in the virtual tour or floor plan this Communal entrance serves three individual flats. There is secure access with intercom system from outer door.)

### Inner Hall

4'10" x 12'4" (1.25m x 3.78m)

### Living Room

14'10" x 10'8" (4.30m x 3.29m)

### Kitchen

6'10" x 14'6" (1.86m x 4.45m)

### Bedroom

15'10" x 8'8" (4.60m x 2.68m)

### Bathroom

5'10" x 6'5" (1.55m x 1.98m)

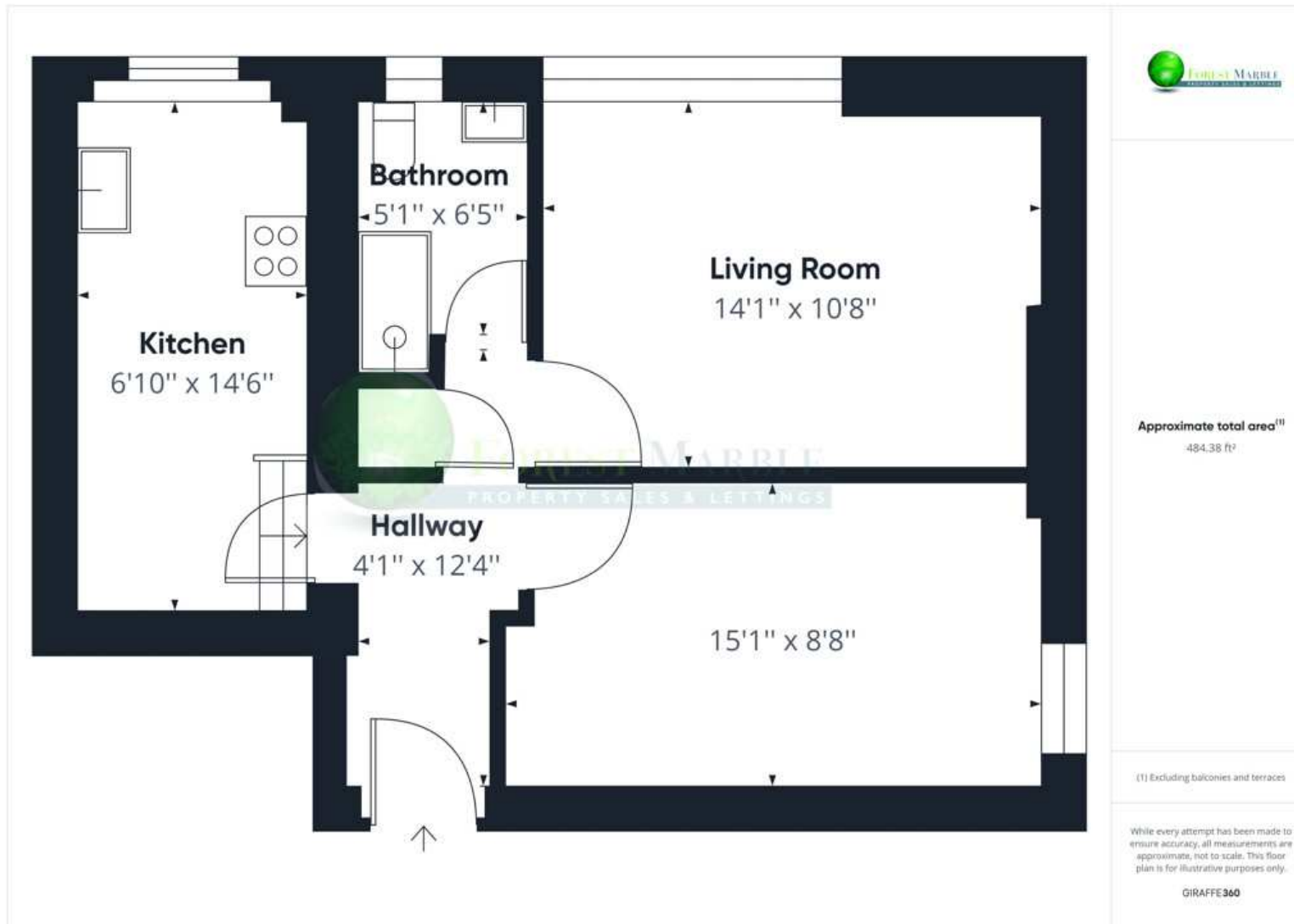
## Agent Notes

This is a leasehold flat. Our client advises us that the current annual maintenance charge is £1,490 with an annual ground rent of £25. At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.

## Directions

From our offices on Harris Close, turn right onto Wallbridge and continue along Portway. Fork to the left at the traffic lights onto Locks Hill. Continue up Locks Hill until you reach the traffic lights. Crossing the traffic lights the property and private car park is found immediately on your left hand side.





**Forest Marble Ltd**

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