



Keyford, Frome

£450,000

Council Tax Band D Tax Price £2,045 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

**Call Forest Marble 24/7 to book your viewing on this character Grade II listed family home. The property is abound with original features and offers generous ground floor accommodation with the addition of a cellar. Upstairs you will find three bedrooms and a family bathroom, on the upper floor is a large main bedroom tucked away from the hustle and bustle of the house. Outside is an enclosed garden and a single parking space. To interact with the virtual tour please follow the link: [Click Here](#)**

#### **What Our Vendor Loves**

On seeing this home you will be struck, as our vendor was, by the character that runs through the entirety of this building. Each room has its own personality and in parts you can feel the time and the history that have passed through. Dating back in excess of 300 years this is a home that has stood the test of time and now presents as a wonderful nod to a style of property is sadly becoming less and less available within the town. The quirkiness that our client loves is tempered by the surprising amount of space that you have here. Four bedrooms of good proportions and more than ample living spaces were a definite draw, particular given that other properties of this period can err on the smaller size internally.

Externally the courtyard and garden get lots of sun and we are told that this was something that had been equally challenging to find when searching for a home. Beyond the walls, the location of this property has been perfect for our client who runs a business within the town; a short walk has you on the high street in the morning, and event venues and amenities have always been on the doorstep should one wish to venture of an evening. On top of this, the undeniable aesthetic pleasure of the frontage will be difficult to leave behind.

#### **Key Features**

- Character Property
- Generous Rooms
- Close to Town Center
- Four Bedrooms
- Garden and Parking



## Rooms

Lounge

12'11 x 23'11

Inner Lobby

3'3 x 6'9

Dining Room

9'5 x 11'10

Kitchen

10'3 x 9'4

Cellar

14'3 x 12'5

First Floor Landing

Bedroom 2

13'4 x 7'8

Bedroom 3

10'1 x 10'4

Bedroom 4

9'5 x 6'10

Family Bathroom

4'10 x 7'10

Bedroom 1

9'7 x 18'0

Garden

To the rear of the property is a courtyard area which leads around onto the main garden which is mainly laid to lawn with a mix of shrub and herbaceous borders.

Parking

There is parking for one car.

## 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. Turn left onto Keyford and the property will be found on your left hand side.

## Agents Note

We are informed by our vendor that this property has Grade 2 Listed status. 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 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.





### Forest Marble Ltd

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