



## The Butts, Frome

£500,000

Council Tax Band B Tax Price £1,590 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

Interact with the Virtual Reality Walk-Through and call Forest Marble to arrange to view this impressive four bedroom property. You will find the elements of old and new a fascinating blend of innovative modernisation and sympathetic conservation. There are a number of key note features; the garden is beautifully landscaped and enjoys sun throughout the day, the living spaces are light and great for entertaining, and the substantial garage to the rear of the plot is a tremendous addition for anyone who might want to store vehicles or utilise a workshop. Despite all these features, it will be the primary bedroom that will really catch the eye. As you climb the stairs the impressive views out over rooftops and beyond through the massive picture window are a striking sight, and the en-suite shower room that services this bedroom will continue to impress. The large lantern style sky light above the walk in shower, combined with another stunning view from the full height dormer window bring in light and give the feel of the outdoors. The thought that has gone into this piece of architectural design should leave quite an impression; it certainly has on us. To interact with the virtual reality tour please follow this link:

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

### What our Vendors Love

"On finding ourselves lucky enough to start our journey on the property ladder 6 years ago, we knew we were taking on a bit of a project with this house, it needed a lot of TLC, and a bit of vision to truly make it a wonderful home. Between us, we have put our heart and soul into creating a home that is comfortable, full of characterful features, has enough space to cater to our 3 growing girls and makes us very happy to live in. It's not only a short walk to the town, it's also very close to Victoria Park, a variety of schools, the trading estate and the edge of the town at the south side. We often go for walks, runs or cycles out into Keyford Lane and beyond, so we're literally a stone's throw from the rolling hills of the countryside. A major plus for us is the 2/3 off-street parking spaces and the huge garage, it's invaluable having access to parking like we have, especially as Frome is expanding very rapidly at the moment and parking is getting busier on the streets. We have tried to bring back some of the Victorian splendour into our home, whilst mixing it with some modern-day luxurious quirks, like we put in in the dormer extension bedroom and en suite! We wanted to have fun with the build and we really believe it has a very unique feel on the top floor."

- Extended Character Property
- Incredible Views
- Beautiful South Facing Garden
- Impressive Quality and Condition
- Very Large Double Garage/Workshop
- Four Double Bedrooms
- Innovative Style and Features



## Rooms

### Entrance Hall

14'4" x 5'5" (4.39m x 1.68m)

### Living Room

11'10" x 11'5" (3.38m x 3.51m)

### Dining Area

11'7" x 11'3" (3.57m x 3.44m)

### Kitchen

12'3" x 5'5" (3.75m x 1.68m)

### Utility/WC

6'9" x 6' (2.10m x 1.83m)

### Bedroom Two

11'4" x 11'9" (3.47m x 3.63m)

### Bedroom Three

10'7" x 11'9" (3.26m x 3.63m)

### Bathroom

12'7" x 5'5" (3.87m x 1.68m)

### Primary Bedroom

10'11" x 11'2" (3.08m x 3.41m)

### En-Suite

10'9" x 4'10" (3.32m x 1.25m)

### Bedroom Four

9'6" x 13'3" (2.93m x 4.05m)

### Garage Workshop

27'10" x 13'4" (8.26m x 4.08m)

### Parking

Private off Street Parking is found in front of the garage for two vehicles

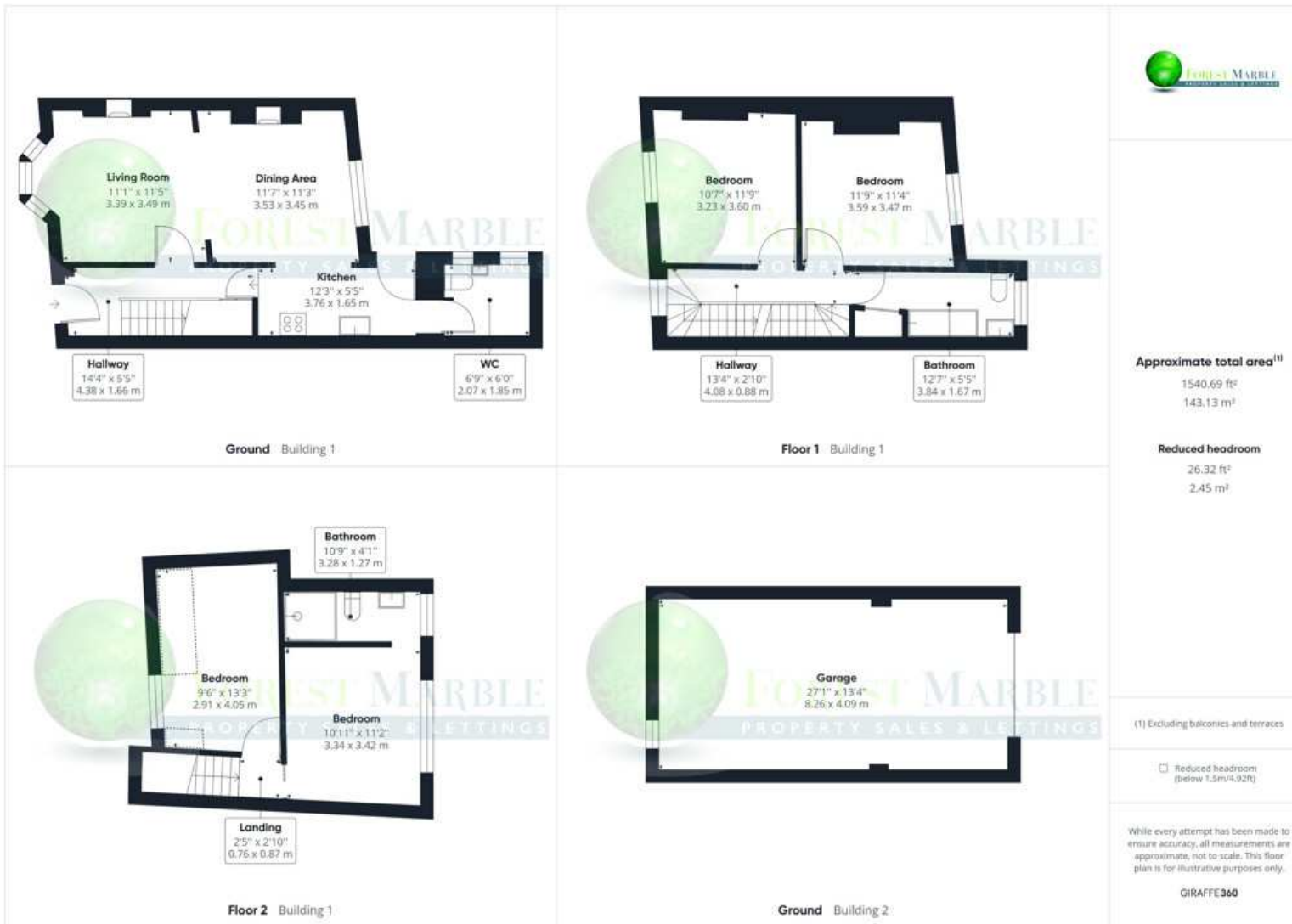
## Directions

From our office, turn right along Wallbridge and bear right at the traffic lights onto Portway. Take the first exit at the mini roundabout onto Christchurch Street West and then keep left as you ascend the hill onto Wesley Slope. Continue onto Butts Hill as it becomes The Butts where the property will be on your left hand side.

## Agent Notes

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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