

## SUMMARY

- Detached Country Home
- Beautiful Gardens
- Four Bedrooms
- Two Ensuites
- Two Reception Rooms
- Garaging
- Village Location
- Grade II Listed



## MAIN ADVERT

Originally built as the estate manager's accommodation, this immaculately and sympathetically restored turn-key property is set in the small country town of Frome. The impressive drive leads to a forecourt that stands to the north of the house and provides ample parking. Lawn and mature trees including Chestnut, Beech, Yew and Holm Oak form the border. The ground floor accommodation includes a lovely entrance hall, cloakroom, drawing room, dining room and kitchen/breakfast room. Upstairs you'll find the landing, master bedroom suite, guest bedroom suite, 2 further bedrooms and a family bathroom.





**Bedroom 2** 18' 1" x 12' 4" (5.51m x 3.76m)

Positioned to the front of the property, this room has the dimensions to comfortably fit two twin beds and still allow space for free standing wardrobes. Access to the loft is gained from this room.

**Guest Ensuite** 14' 3" x 12' 9" (4.34m x 3.89m)

Beautifully designed with spacious walk-in shower, his-and-hers sinks, WC, storage cupboard and heated marble floor and towel rail.

**ACCOMMODATION**

**Living Room** 34' 3" x 23' 11" (10.44m x 7.29m)

A wonderful room for entertaining - triple aspect windows overlooking the beautiful gardens, fireplace and built-in bookshelves.

**Study** 16' 3" x 12' 4" (4.95m x 3.76m)

A room full of character that you would expect from a property like this. A wonderful room that captures the morning sun with the east facing windows.

**Kitchen/Breakfast Room** 24' 2" x 12' 7" (7.37m x 3.84m)

A lovely modern and light kitchen with all of the modern conveniences: five burner gas hob, two electric ovens, dishwasher and built-in microwave. Adjoined by a spacious dining area.

**Master Bedroom** 18' x 15' 3" (5.49m x 4.65m)

Proportions that you'd expect for a master bedroom. Ample room for wardrobes and drawers. West facing windows overlooking the gardens and fields.

**En-suite Master Bathroom** 12' 4" x 8' 5" (3.76m x 2.57m)

Recently remodelled to include bath, separate shower, WC and wash basin. Heated natural stone floor and towel rail.

**Family Bathroom** 14' 1" x 10' 2" (4.29m x 3.1m)

White suite incorporating bath with shower over, wash basin and WC and ample storage for towels etc.

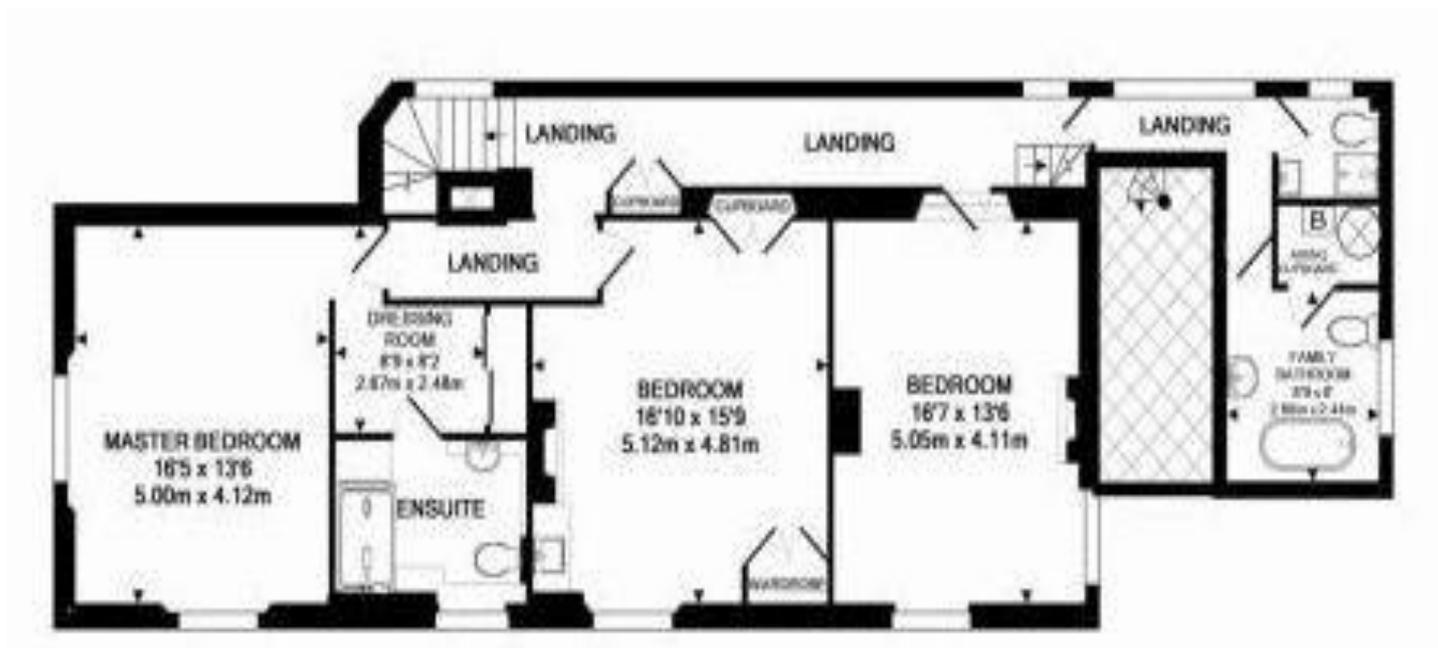
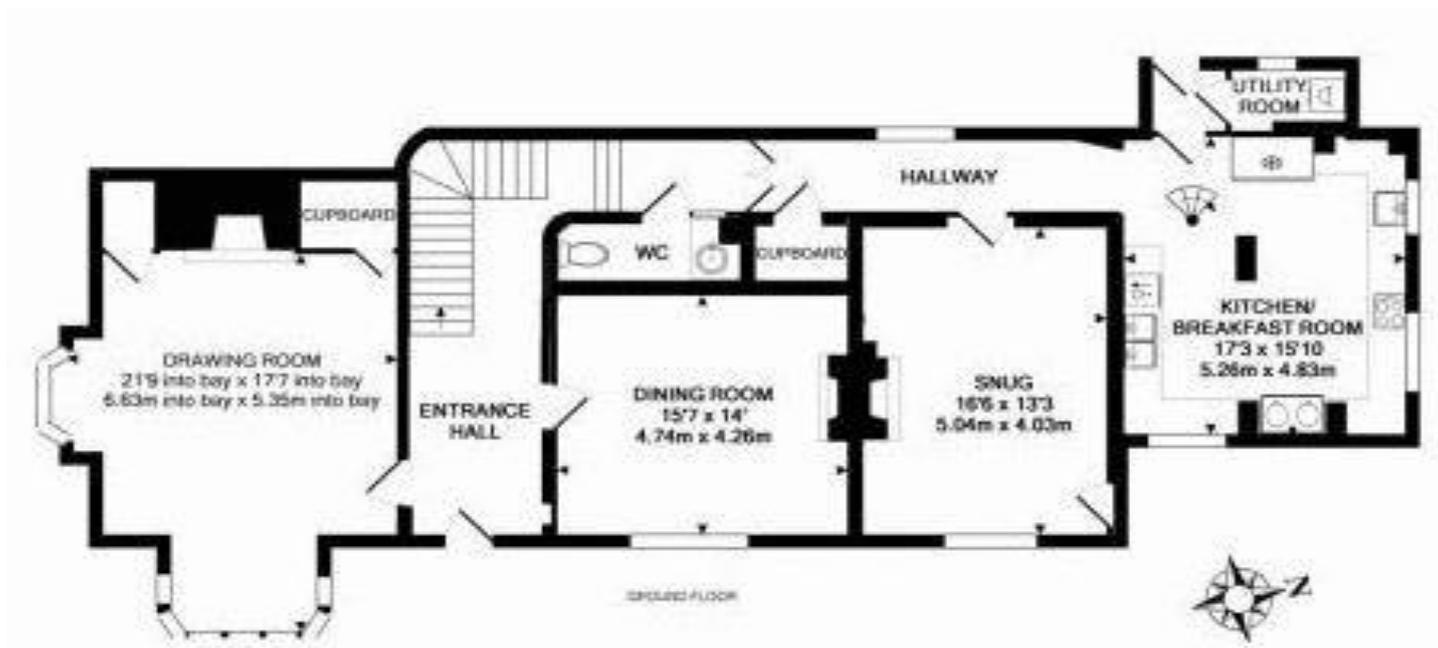
**Bedroom 1** 12' 2" x 9' 11" (3.71m x 3.02m)

Dual aspect windows to the front and east of the property. Adequate storage with two built-in wardrobes.





## FLOORPLANS



## DIRECTIONS

From the north (Bath), take the A36 towards Frome. As you approach town take the B3090 through Frome town centre. At the Cornerhouse pub at the top of the hill turn right - The Cottage is on your right after about 100 yards. From the south, (Yeovil), take the A361 and as you approach Frome turn on to the B3090. At the Cornerhouse pub round-a-bout turn left - The Cottage is on your right after about 100 yards.

# Energy Performance Certificate (EPC)

17 Any Street, District, Any Town, B5 5XX

**Dwelling type:** Detached house  
**Date of assessment:** 15 August 2011  
**Date of certificate:** 13 March 2012

**Reference number:** 0919-9628-8430-2785-5996  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 165 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

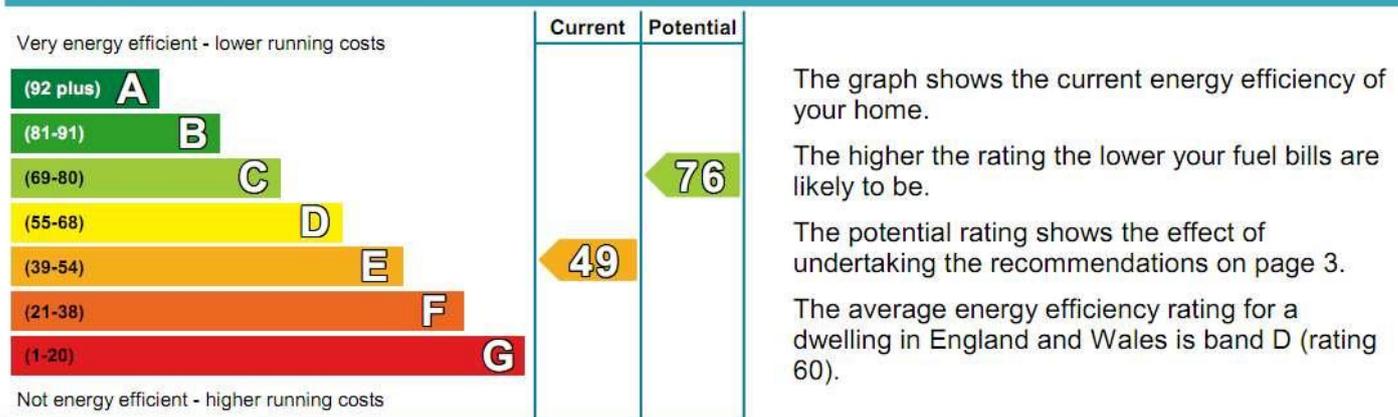
<b>Estimated energy costs of dwelling for 3 years</b>	<b>£5,367</b>
<b>Over 3 years you could save</b>	<b>£2,865</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£375 over 3 years	£207 over 3 years	
Heating	£4,443 over 3 years	£2,073 over 3 years	
Hot water	£549 over 3 years	£222 over 3 years	
<b>Totals:</b>	<b>£5,367</b>	<b>£2,502</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£141	
2 Cavity wall insulation	£500 - £1,500	£537	
3 Draught proofing	£80 - £120	£78	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.