

THE MODERN HOUSE



*Frome, Somerset
Sold*

Bath Road

Ideally positioned in the popular Somerset town of Frome, this beautiful four-bedroom Victorian house combines generous period proportions with modern interior detailing; the subject of a complete renovation in recent years by award-winning architects Bruges Tozer. The rear extension increased the internal footprint to just under 1,400 sq ft across its three storeys, with expansive glass walls inviting excellent natural light and framing views onto the private rear garden. Frome town centre is a short walk away, whilst Bath and Bruton are easily reached by car in around 30 minutes.

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Set back from the road by a walled garden, the front entrance leads through to a bright hallway with high ceilings and the original, well-preserved Victorian floor tiles underfoot. The ground level is given over entirely to a series of beautifully light, free-flowing living spaces which seamlessly stitch together the original parts of the house with modern additions. The extended living room to the rear is arguably the most impressive space in the house, where exposed stone walls sit harmoniously alongside expanses of steel-framed glass which follow the pitched roofline and maintain a strong visual relationship to the garden.



The dining area and adjoining modern kitchen have been well-designed for the practicalities of family life in mind, with bespoke joinery creating a good provision of storage and several worktops for cooking and food preparation. The room is decorated in soft, neutral colours which create a warm and calm aesthetic, with a large sash window positioned at one end inviting a soft light. There is also a cloakroom at ground level.

Two of the four generously proportioned bedrooms occupy the first floor. The master bedroom is beautifully bright, with a large bay window to one side and an original central fireplace. The second bedroom and shower room are positioned adjacently. Arranged across the top floor of the house are two further double bedrooms, served by a second bathroom with a bath, modern tiling and a large skylight allowing light to stream through.



Externally, a shingle terrace and patio are connected directly to the living space, providing a wonderful area to eat outside in warmer months. Primarily laid to lawn, the garden is quiet and private, with deep herbaceous borders running the length at either side. At the far end of the garden, there is a shed for storage and gated access to a footpath for the private use of the nine houses on Bath Road.

Frome's popularity surged in recent years; routinely named as one of the best places to live in the UK, thanks to its thriving cultural scene, historic architecture, and beauty of the surrounding countryside. The town continues to garner high regard for its 'flatpack democracy', thanks to a coalition of independents who took control of all 17 seats on its council. This activity has contributed greatly to its growing community of independent shops, creative businesses and eateries, saturated in its artisan quarter on Catherine Hill. Rye Bakery and Stony Street Café rank high in popularity with residents. The Frome Independent, a monthly market showcasing local artisans and food producers, has helped put Frome on the map, attracting over 80,000 visitors annually.

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The town is also within easy driving distance from the magnificent Georgian city of Bath; the sought-after village of Mells is around a ten-minute drive from the house and Babington House is just seven miles away. Bruton and its highlights; Hauser and Wirth, At the Chapel and the noteworthy recent addition, Osip, are less than half an hour away, with The Newt in Somerset a similar distance.

The area is renowned for excellent schooling options, which include Frome Media Arts College, All Hallows, Downside, Millfield, Wells Cathedral School, Sunnyhill and Kings School, Bruton.

Transport links are also very good. A mainline railway service runs direct services from Frome to London Paddington, with a journey time from 86 minutes. Access to the national motorway network is via the A303 (M3) and Bristol Airport is less than 30 miles away.



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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.