

THE MODERN HOUSE



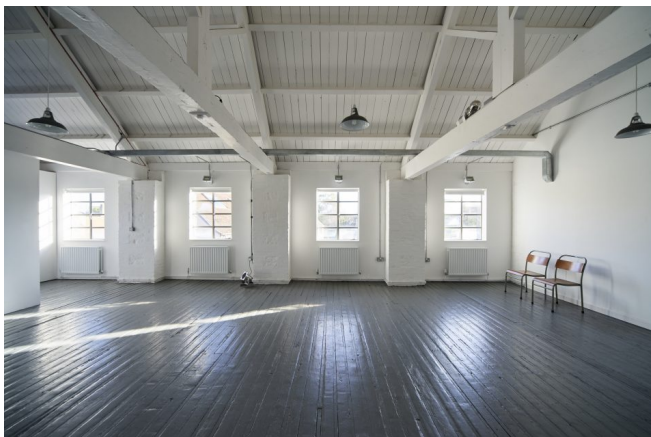
*Frome, Somerset
Sold*

Lower Keyford

Ideally situated on a quiet residential street in the Lower Keyford area of Frome, this former Victorian tannery has been comprehensively refurbished and converted into a three-storey, 6,700 sq ft warehouse, containing a residential apartment spanning the top floor. The ground and first floors comprise of workshops and large mixed-use studio spaces, which draw a significant annual income.

The refurbishment, overseen by artist and founder of Beinghuman, Gaynor O'Flynn, retained many of the industrial features internally. Unpolished concrete floors run underfoot through the lower levels, original wooden floors across the second floor and the steel windows and exposed beams have been well exceptionally well preserved throughout. The electrics, plumbing, heating, insulation and the roof were renewed – further details on the extensive work undertaken are available on request.

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*South-West England
Sold*

Lower Keyford

The primary entrance is accessed via a sunny gravelled courtyard which runs the full length of one side of the building. The ground floor comprises of two large reception or gallery spaces, a communal kitchen area, two small offices and three bathrooms.

A metal staircase leads to the first floor and an impressive reception / gallery space. Six separate office / studio spaces run the length of the corridor on the opposite side of the plan, all of which are currently occupied by creative businesses, artists or craftspeople.

The second floor has been renovated into a wonderful light loft apartment. Two bedrooms and a bathroom lead off from one side, with views out onto the Conservation Area. At the far end there is an open-plan kitchen, living and dining room, with double height ceilings and a wood burner. An extensive mezzanine area in the primary living space, currently used as a sleeping platform, could easily convert into additional bedrooms, subject to gaining the relevant permissions.

A generous parking area to the front of the building accommodates five to six vehicles and further free on-street parking next to the warehouse.

The property can be found overlooking a Conservation Area in the historic part of Frome, notable for its old manor house and nunnery. The town centre is approximately ten minutes' walk. With a population of 25,000, Frome's popularity has grown exponentially 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.

The town is also within easy driving distance from the magnificent Georgian city of Bath and Bruton, a small town that has grown a big reputation in the international art world thanks to Hauser & Wirth Somerset. Babington House is just four miles away.

There are a range of schools in the area which include Frome Media Arts College, All Hallows, Downside, Millfield, Wells Cathedral School, Sunnyside and Kings School, Bruton.

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A mainline railway service runs direct services from Frome to London Paddington, with a faster line at nearby Westbury.

The planning use class of the building is B1 (business) apart from the larger section of the top floor which is classified as permanent C3 (dwelling). The property is being sold by a limited company as a going concern.



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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”.