

THE MODERN HOUSE



*Frome, Somerset
Sold*

Monmouth House

Monmouth House is an exceptional Grade-II Listed Georgian town house, centrally located in the popular Somerset town of Frome. Arranged over four storeys, the house sits perpendicular to the high street, with two retail premises located on the lowest level included in the plot, one of which is now vacant and offers huge potential for a business opportunity in the town centre. The house is steeped in history – the Duke of Monmouth is said to have stayed here in June 1685, prior to embarking on his confrontation at Sedgemoor.

The house has seen a comprehensive refurbishment in recent years, stripping back outdated layers and finishes accumulated over time. The current owners have introduced modern wall colours and contemporary details, whilst retaining great respect to the original features peppered throughout. The layout of the house takes precedence from its typified Georgian proportions, the approach via a private, gated gravel driveway introducing an impressive double-fronted façade.

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Leading off from a high, vaulted entrance sits a beautiful period drawing room with generous proportions and original shuttered sash windows, inviting uninterrupted natural light. The renovation saw the integration of the ground-floor kitchen and dining room into a single open space, a curved architrave separating the two areas. A utility and wash room are also located on the ground floor.

Natural light draws down through a double-height window in the original oak stairwell and on the half landing, a hatch opens into extensive storage space, tucked into the eaves. Three of the five bedrooms and the family bathroom, each with original oak flooring and fireplaces are located on the first floor. The master bedroom has an en suite with a beautiful clawfoot bath.

A second staircase leads to the renovated attic, an entirely self-contained annexe with characterful sloped ceilings and black beams, three further bedrooms and a third bathroom.

Decking to the side of the house provides an attractive outdoor seating area. A secluded gateway leads through to a tiered private garden, an enchanting oasis with raised vegetable beds and a chicken house. A local historical landmark, The Bastion Gardens, are also included in the external boundary and sit at the tip of the sloped plot. Offering a generous and well-maintained flat garden enclosed by mature yew hedging, the Bastion Gardens can also be opened for public events 20 days of each year.

The two retail premises on the lower floor offer excellent additional assets to the main house, with great commercial viability given Frome's ever increasing popularity for independent businesses, yielding a guaranteed leasehold income or unique business opportunity in the now vacant unit.

With a population of 25,000, Frome's popularity has grown exponentially in recent years; heralded as the best place to live in Britain by the Sunday Times in 2018. 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.

Frome sits 13 miles south of Bath and 23 miles from the city of Bristol. Located at the eastern end of the Mendip hills, the surrounding countryside and popular nearby towns of Mells and Bruton are easily accessible. The town has its own station, providing regular connections directly into London Paddington in under 2 hours.

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Monmouth House is within the catchment area for an excellent selection of primary and secondary schools, including the Somerset Steiner Academy, also located in the town centre.



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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”.