

THE MODERN HOUSE



*Frome, Somerset
Sold*

Nunney Road

This fantastic mid-century house occupies a central position in the popular Somerset town of Frome. It has been sensitively remodelled, extended and fully refurbished to create a beautifully light, four-bedroom home of almost 2,000 sq ft, with expansive glazing forming a seamless relationship between the single-storey interior and the exterior spaces. A large terrace, landscaped by Polly Coupland, extends to the front, and a huge garden of roughly an acre, unfolds to the rear. The centre of Frome can be reached in minutes on foot, with Mells and the surrounding open countryside a 10-minute drive away.

The Tour

The house is hidden from the road by a generous private driveway and beautifully landscaped front gardens, where swathes of perennial grasses create colour and interest throughout the seasons.

There are two points of entry: the primary entrance is set beneath a porchway and leads into the easterly wing, with the secondary entrance via the utility room on the westerly side of the house.

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*South-West England
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Drawing inspiration from Californian case-study houses, the open living spaces flow with ease across an L-shaped plan; the interior is characterised by generous mid-century proportions. Timber flooring runs underfoot, and exposed steel beams extend overhead. A line of full-height glazing opens the entire living space onto wide-decked terraces, inviting an excellent quality of natural light to stream in throughout the course of the day. A large modern log burner warms the room in colder months and creates a natural focal point.

The modern kitchen has been designed with the practicalities of family life in mind, in an open and sociable layout. A central island delineates the cooking and dining areas, and appliances are neatly housed in clean lines of bespoke cabinetry. Clerestory and picture windows look onto the courtyard gardens and illuminate the kitchen.

An interconnected family room is a more intimate space for films or reading, which in turn leads into a study, with powder pink walls and large picture windows framing green views of the garden, creating a leafy backdrop for home-working.

The four bedrooms are positioned on the opposite side of the house, the largest of which flank a beautifully finished bathroom; each has a good provision of storage space. A second family bathroom serves the other two bedrooms, one of which has dual-aspect views of the garden.

Outdoor Space

Incredibly rare for such a central location, the rear gardens are huge, extending to around an acre. The outside space has been incredibly well considered, retaining a strong visual relationship between the interior and exterior spaces and plenty of opportunity for relaxing, entertaining and eating outside in an easy overflow from the house. The large, decked terrace runs the length of the rear façade and is partially covered, with a pizza oven and outdoor kitchen positioned at one end and a sauna/steam room opposite.

Additionally, there is a timber-framed studio set in the gardens, an excellent self-contained space for use as a creative workshop or for home-working.

Large specimen trees and mature hedging form the boundary, creating excellent privacy and seclusion, and expanses of lawn are bordered by deep herbaceous beds, chock-full of flowering plants and perennials adding bursts of colour. Several raised beds and a large polytunnel have been well-established for growing vegetables, flowers and fruit.

The Area

The house is a short walk from the town centre and its many independent cafés and boutique shops, including Rye Bakery, Projects Frome, Moo and Two, Frome Hardware, Eight Stony Street, and Frome Reclamation Yard.

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Frome's popularity has surged in recent years; the town is routinely named one of the best places to live in the UK, thanks to its thriving cultural scene, historic architecture, and beautiful 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 significantly to its growing community of independent shops, creative businesses and eateries saturated in its artisan quarter on Catherine Hill. 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.

Nunney Road is particularly well-positioned for easy access to the surrounding open countryside, with the sought-after village of Mells around a 10-minute drive west. Frome is also within easy driving distance from the magnificent Georgian city of Bath, Babington House and Bruton's highlights: Hauser and Wirth, At the Chapel and Osip and The Newt in Somerset.

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 of around 86 minutes. Access to the national motorway network is via the A303 (M3) and Bristol Airport is less than 30 miles away.

Council Tax Band: F

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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”.