



Keyford House, Little Keyford,
Frome

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Keyford House, Little Keyford, Frome, BA11 5BG

An impressive Grade II listed house with extensive accommodation and beautiful landscaped gardens

Frome mainline station 1.2 miles (2 hours to London Waterloo/Paddington), Frome town centre 1.4 miles, A303 11.0 miles

Reception hall | Drawing room | Sitting room
Orangery | Dining room | Kitchen | Cloakroom
Principal bedroom with dressing room & en suite bathroom | 8 Further bedrooms | Office/bedroom 10 | 2 Bathrooms | Cellar | Garage
Outbuilding | Gardens & grounds | EPC: F

The property

Keyford House is a handsome Grade II listed property, set in a sought-after position in a small hamlet on the edge of the market town of Frome. Dating from the 1830s, the house is built from attractive Bath stone in the Gothic revival style and offers up to 10 bedrooms and more than 7,500 square feet of elegant accommodation. Traditional features include high ceilings to all levels, wooden flooring, original fireplaces and triple sash windows.

There are five impressive reception rooms on the ground floor, including the welcoming reception hall with its sweeping wooden staircase leading to a galleried first-floor landing. Both the generous drawing room and the comfortable sitting room are splendid rooms in which to relax or entertain, with their elegant ceiling cornicing and large windows welcoming plenty of natural light. There is also a formal dining room and an orangery overlooking the southeast-facing rear gardens. The kitchen offers plenty of storage space, along with a central island, an Aga and space for a breakfast table.

There are five comfortable double bedrooms on the first floor, including the generous principal bedroom with its dressing room and en suite bathroom. The second floor has a further four bedrooms and an office, which could be used as a further bedroom if required. There are also family bathrooms on both the first and second floors.

Outside

The house is set in 2.81 acres of grounds, which include beautifully landscaped gardens. Outbuildings include a double garage with lapsed planning permission for conversion into a one-bedroom cottage, while there is also a carport and storage sheds. The property is approached via a gravel driveway, which provides plenty of parking and turning space at the front of the house. The delightful ornamental gardens include immaculate lawns, a parterre garden with box hedging and a central pergola, a walled vegetable garden and an array of mature specimen trees, established shrubs and hedgerows.

Location

The property sits in a convenient location on the edge of the town of Frome, yet within easy reach of beautiful rolling countryside, including the nearby Mendip Hills Area of Outstanding Natural Beauty. Historic Frome is a bustling market town with plenty of character and a wealth of amenities, including a fine selection of shops and supermarkets, and a choice of restaurants and cafés. Frome also has a choice of schools, including two secondary schools, the independent Springmead Preparatory School and the outstanding-rated primary Beckington Church of England School. Further amenities and schooling is available in nearby Warminster, while Bath and Bristol are also both within easy reach. The area is well connected by A-roads, including the A36, A303 and A4 all nearby. Frome's mainline station offers services to both London Waterloo and Paddington, with both taking just over two hours.

















Main House = 700 sq m / 7,536 sq ft
 Outbuildings = 77 sq m / 829 sq ft
 Total Area = 777 sq m / 8,365 sq ft



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2022.



Directions

From Bath, take the A36 south and join the A361, heading towards Frome. Continue on the A361 through four roundabouts, then turn right onto Little Keyford Lane. You will find the entrance to the property on your right-hand side after approximately half a mile.

General

Local Authority: Mendip District Council

Services: Mains gas, water and electricity. Private drainage. We understand that the private drainage system may not comply to current regulations.

Council Tax: Band G

Tenure: Freehold

Guide Price: £2,650,000

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Bath

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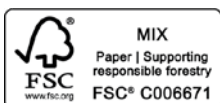
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