

2 BEDROOM TERRACED | SHEPPARDS BARTON, BA11 | GUIDE PRICE £250,000

DESCRIPTION

A charming two-bedroom Grade II listed terraced cottage nestled on the historic Sheppards Barton, just a short stroll from Frome's vibrant town centre. Rich in period character, the property boasts exposed beams, a welcoming fireplace, and a private rear courtyard. Ideally situated close to independent shops, cafés, and excellent transport links, it offers a fantastic opportunity as a full-time home, weekend escape, or investment property. While some finishing touches are needed, it presents a wonderful chance to create a truly special home.

Through the front door, you are welcomed into a spacious sitting/dining room filled with character, which leads through to a fitted kitchen and provides access to a rear courtyard. There is also listed building consent with architectural drawings to reconfigure the kitchen layout in readiness for a new kitchen. Application No: 2024/0784/LBC

Upstairs, the property offers a lovely single bedroom, perfectly suited for a home office, alongside a contemporary-style bathroom has been recently fitted to a high standard, offering stylish and modern comfort. On the top floor there is a double bedroom with built in wardrobes finishing off the accommodation.

Tucked away on a peaceful and picturesque historic lane, this home is ideal for buyers seeking character, convenience, and a central location. Step out and enjoy Frome's independent shops, cafés, popular markets, and train station; all within easy walking distance.

Whether you're looking for a cosy permanent residence, a weekend escape, or a characterful investment property, this delightful cottage ticks all the boxes.

Set in the heart of one of Somerset's most sought-after market towns, central Frome offers a unique blend of



historic charm and modern convenience. Renowned for its vibrant arts scene, thriving independent shops, and award-winning monthly Frome Independent Market, the town centre is a hub of creativity and community spirit. Picturesque cobbled streets such as Catherine Hill are lined with artisan boutiques, cosy cafés, and characterful buildings, while excellent amenities including supermarkets, restaurants, schools, and healthcare services are all within easy reach. Frome also benefits from strong transport links, with a mainline railway station providing direct services to Bath, Bristol, and London Paddington. Whether you're looking for a lively cultural scene or a peaceful place to call home, central Frome offers the perfect balance.

Tenure: Freehold

Local Authority: Somerset Council

Council Tax Band: B

EPC Rating: C

All mains services connected

There is also a parking permit allocated to the property which is valid until February 2026

Listed building consent Application Number:

2024/0784/LBC

Please contact us for architectural drawings

KEY FEATURES

- Grade II listed period cottage
- Spacious sitting/dining room
- Original features throughout
- Walking distance to town & station
- Listed building consent for improvements
- Two bedrooms (one ideal as a study)
- Contemporary new fitted bathroom
- Sought-after Sheppards Barton location
- Ideal for, weekend retreat or investment



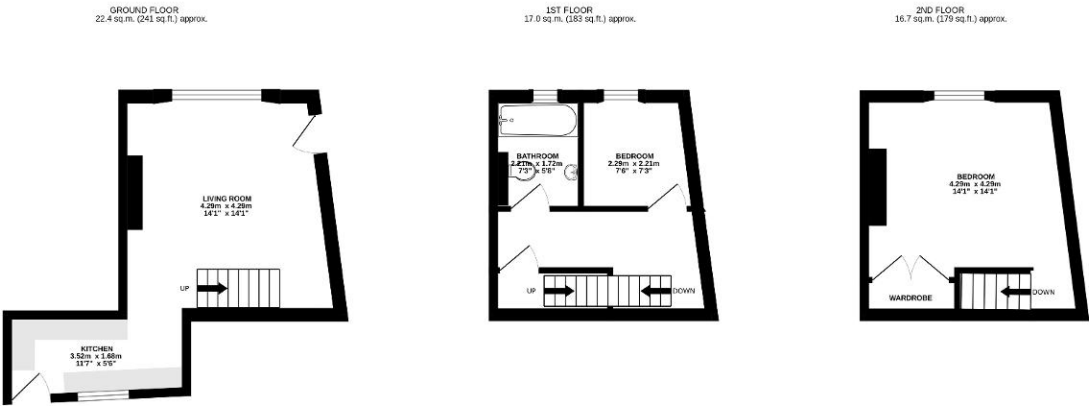


ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



TOTAL FLOOR AREA : 56.0 sq.m. (603 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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