

# Cape Farm

Frome, Somerset





# A five-bedroom detached period home, situated in a private position on the edge of the highly desirable market town of Frome.

Frome town centre 1.2 miles, Babington House 5.5 miles, Bruton 12 miles, Bath 15 miles  
(All distances are approximate).



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## The House

**Ground floor:** Entrance hall | Living room | Dining room | Garden room | Kitchen/breakfast room | Utility room  
Pantry | Double bedroom | Bathroom

**First floor:** Principal bedroom en suite bathroom | Double bedroom | Single bedroom/study | Bathroom

**Second floor:** Living area | Double bedroom

## Gardens, Ground and Outbuildings

Entertaining terrace | Lawns | Swimming pool | Orchard | Kitchen garden | Paddock | Outbuildings | Parking | WC

In all approximately 2.40 acres



## Situation

Times and distances are approximate.

The property is within walking distance of Frome's historic centre, which is renowned for its atmospheric streets, quirky independent shops, cafés, galleries, and performing arts. Regularly featured in 'Best Place To...' lists, Frome is now famous for its independent town council, its innovative health care approaches, the monthly Independent Market, vibrant community action, and the surprise performances of international stars at the Cheese & Grain.



Babington House, the private members' club, with its swimming pools, tennis courts, gym, bars and restaurant is only a short drive away; and the Hauser & Wirth Gallery in Bruton and The Newt are also both within easy reach.



Connections in the area are excellent with the A37 and A303 (M3) not far away, providing access to the wider motorway network.



Frome, Westbury and Warminster stations all provide regular rail services to London Paddington and London Waterloo.





## The House

Cape Farm is believed to date back to 1770, and has a wealth of character whilst providing light and airy accommodation arranged over three floors and presented in good order throughout.

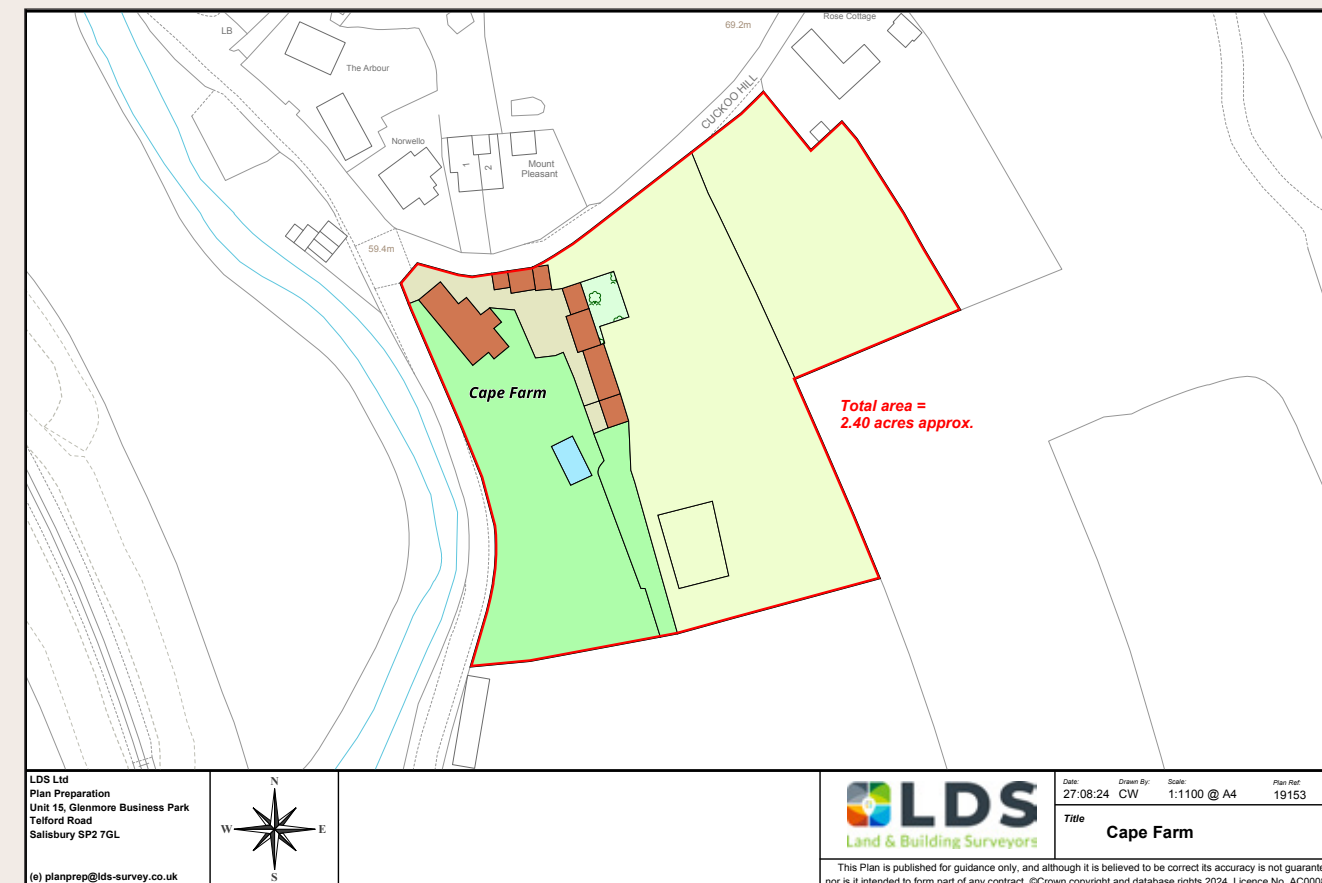
On the ground floor at the heart of the house is the kitchen/breakfast room with Rayburn, leading through to the utility room with pantry, and into the open plan vaulted garden room, which is a great space for enjoying your morning coffee.

From here is the living room with woodburner, which connects through to the dining room with open fire. Steps lead down to the formal entrance hall, a double bedroom and bathroom.

The first floor can be accessed via stairs leading up from both the garden room, and the dining room. On this floor you have the principal bedroom with en suite bathroom, a double bedroom, single bedroom which is used as a study, and a bathroom.

On the second floor you have a cool living space and a double bedroom, a perfect set up for children or teenagers! There is also useful eaves storage.





## Gardens, Ground and Outbuildings

The property is approached through a five-bar gate onto a private driveway where there is parking for a number of vehicles, in addition to the single carport.

The grounds are a superb feature and offer a peaceful rural retreat to relax and unwind – a little slice of paradise.

The mature gardens feature large lawns split into two tiers, a swimming pool and a plethora of flowers, shrubs and trees including walnut, apple, pear and fig.

There are also two paddocks, which feature a productive kitchen garden and fruit cages.

There are a variety of outbuildings comprising 'paint shop'/workshop, office, studio/gym, and a single carport; in addition to a tool shed, four stables and four open bay stores which offers the potential to be converted subject to obtaining the necessary planning consents. There is also a greenhouse and a gardener's loo.

## Property Information

**Tenure:** Freehold.

**Services:** We are advised that there is mains water, electricity, and drainage. Oil fired Rayburn used for cooking, and which controls the heating and hot water.

**Local Authority:** Mendip District Council – somerset.gov.uk

**Council Tax:** Band G

**EPC:** E

**What Three Words:** //blows.comet.stops

**Guide Price:** £1,400,000

**Directions:** (BA11 2NX)

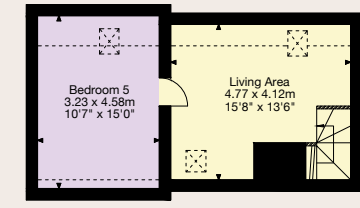
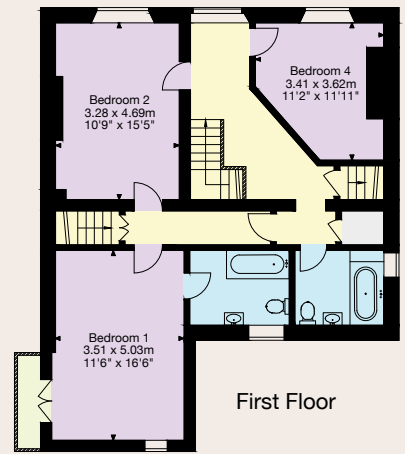
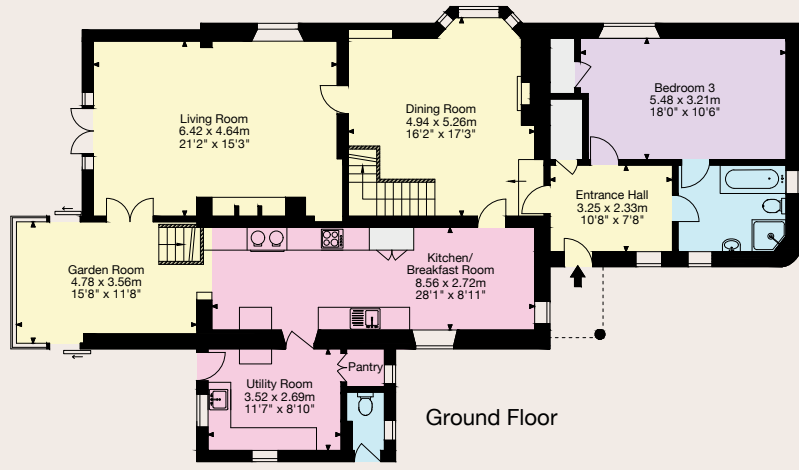
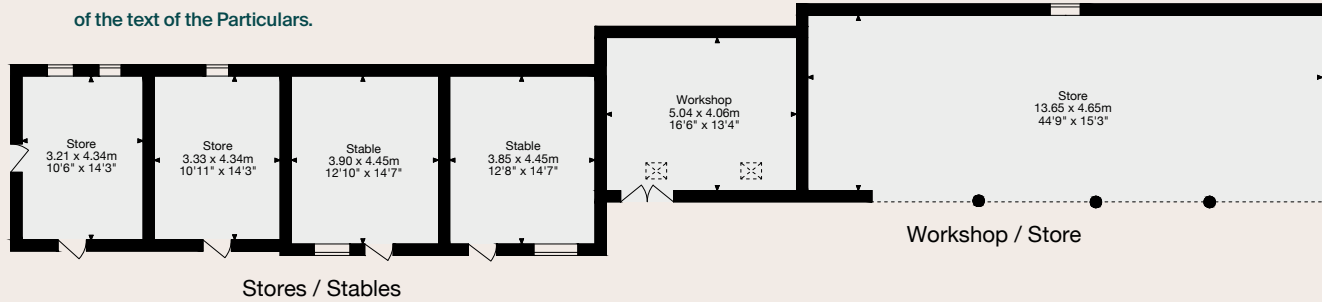
From Frome town centre head out on Bath Street/B3090 and then turn left onto Welshmill Road. Continue onto Innox Lane, and Lower Innox until you reach Spring Gardens. You



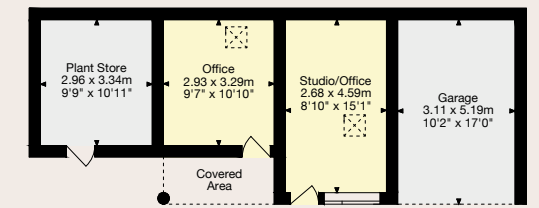


Approximate Gross Internal Floor Area  
**Main House:** 266 sq m / 2,863 sq ft  
**Outbuildings:** 186 sq m / 2,002 sq ft  
**Garage:** 15 sq m / 161 sq ft  
**Total Area:** 467 sq m / 5,026 sq ft  
 (Incl. Restricted Height Areas)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Second Floor



Outbuilding Garage

**Knight Frank**  
 4 Wood Street  
 Queen Square, Bath  
 BA1 2JQ  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Francesca Leighton-Scott**  
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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs and videos dated August 2024.

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