



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

**Water Lane**  
Frome, BA11 4AD

**Auction Guide Price £175,000**



FOR SALE BY MODERN AUCTION. Interact with the virtual reality tour and then call Forest Marble 24/7 to book your viewing on what may be amongst the more interesting auction properties that you will see. With living space laid out over four floors, not to mention the cellar level below which would have been much used during the property's former life when it was one of Frome's historic public houses, this home is full of character features. In need of modernisation to improve and add value, the property already has real style to it; From the claw foot bath which sits prominently in the middle of the bathroom, to the spiral staircase to the top floor bedroom. Follow the link below to view the virtual reality tour:

<https://www.forestmarble.uk/Water%20Lane.html>



**Historic Character Property**

**Close to Town Centre**

**Individual and Distinctive Home**

**Lots of Scope for Adding Value**

**Substantial Square Footage**

**For Sale by Modern Auction**

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[www.forestmarble.co.uk](http://www.forestmarble.co.uk)



## SITUATION

Situated in a highly desirable area of Frome this property allows for easy access to everything that the town has to offer, whether it's shopping in the town centre, jumping on the train for a day at the beach in Weymouth, going to the theatre, or spending the afternoon in the nearby city of Bath; this is the perfect location. Frome town itself is one of Somerset's finest artisan towns. There is a wide range of supermarkets, public houses, banks, theatres, schools including the now famous Steiner Academy, college and a sports centre. However Frome prides itself on the fantastic selection of independently run shops that line the historical cobbled streets. While away time sipping coffee in one of the stylish cafes or browsing in the amazing boutiques. In recent years Frome has also become well known for its weekly market and moreover the monthly Independent Market which draws people from all over the region and really generates a festival feel on the first Sunday of every month between March and December. There is a rail service that is on the Paddington Line and also feeds into the cities of Bath and Bristol. Transport links will have you quickly out onto the ring road, with the cities of Bath, Bristol and Salisbury are all being within easy reach.

## ACCOMMODATION

### Viewing Dates

Due to the demand for this property we will be conducting viewings on the following dates and we will require viewers to book their allocated times with the office prior to the viewing in order to comply with Covid19 regulations:  
Tuesday 23rd June between 2pm and 4pm Friday 26th June between 10am and 12pm Tuesday 30th June between 2pm and 4pm Friday 3rd July 10am and 12pm Tuesday 7th between 2pm and 4pm Friday 10th between 10am and midday Tuesday 14th between 2pm and 4pm Friday 17th 10am and midday

### Kitchen Diner 21' 9" (max) x 13' 11" (6.62m x 4.24m)

From the street outside you step into the bright and fresh feeling reception and dining space which is open plan and leads to the kitchen area to the rear. The kitchen itself is designed in the fashionable shabby chic look and has a range of low level fitted storage units with solid wood work surfaces. There is ample space for all of the usual kitchen appliances as well as a Belfast style sink set within the



work top. From here a doors takes you out to the rear courtyard, and stairs lead you up to the first floor landing.

### First Floor Landing

Flooded with light from the rear facing window the landing accesses the lounge and second bedroom, whilst further stairs lead to the upper levels.

### Lounge 11' 2" x 16' 8" (3.40m x 5.08m)

A lovely and large dual aspect room boasting loads of character feel and more than enough space to entertain and relax with friends or family. The open fire gives the space a warm feel and is perfect for cosy winter nights in.

### Bedroom Two 9' 4" x 10' 6" (2.84m x 3.20m)

A rear facing window overlooks the back courtyard. Complete with feature fireplace and built in cupboard which houses the boiler.

### Second Floor Landing

A pleasantly surprising landing area which has space for furniture and leads into the bathroom and master bedroom. Again with lots of light from the rear facing window.

### Bedroom One 11' 5" x 16' 10" (3.48m x 5.13m)

Bespoke spiral staircase to the upper floor, the feature fireplace and the vintage decor making this bedroom a rare delight. A large double room with ample space for your wardrobes and bedroom furniture.

### Bathroom

Well appointed with free standing claw foot bath in the middle of the room and feature fire place complimenting the wooden flooring which runs through the room.

### Bedroom Three/Snore Room 8' 9" x 16' 11" (max) (2.66m x 5.15m)

Climb the spiral staircase from the room below to this wonderful little hideaway. Comfortably large enough to house a double bed, this could be used for guests, as office or working space... or you could be the next owner of a house which includes the increasingly fashionable trend of having a snore room!

### Courtyard and Cellar

From the back door of the property or through the private side access gate you find yourself in this private courtyard garden. standing here you can almost feel the history of the property and the sense of character that is almost

tangible. Enjoy your morning coffee out here away from the rest of the world and then al fresco dining after work in the evening. Access to cellar is from here where steps take you down to the space which could have any number of practical uses, but has not been used for any more than storage for a number of years despite the quirky and unusual feature of an original stone fire place.

### Agents Note

Forest Marble offer this property for sale by the modern auction method through Hammertime Property Auctions Ltd. If you wish to register an interest in this property please visit [www.hammertimepropertyauctions.co.uk](http://www.hammertimepropertyauctions.co.uk) and follow the link for current properties where you will be able to register for the auction, view auction terms and conditions, and download the legal pack. Full guides to buying and selling at auction are also available. Hammertime Property Auctions is an innovative auction platform that unlike a traditional auction which is seen as something for people with cash in the bank, it allows for people who also require funding to get involved. Using our modern method of auctioning property you do not exchange contracts on the fall of the hammer; you enter into an exclusivity agreement with the seller to buy their property. To do this you have to put down a non refundable deposit of 5% of the purchase price (subject to a minimum of £5,000, this goes towards the purchase price of the property and includes your auction fees (which are 1.5%+vat of the purchase price, subject to a minimum of £2,500), this then commits both the seller and yourself to an exchange of contracts in 28 days, giving you time to complete the legal work and your funding, if required. Like in a traditional auction you have access to all of the legal paperwork in advance for your solicitor to check over. You may need to pre-arrange your finances so you know what you can

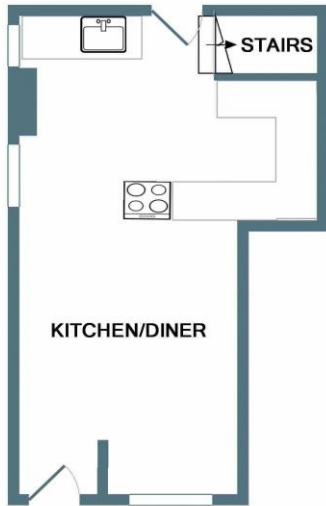
afford to bid. To make the auction fair to everyone, virtual bidding is carried out online and the bidding window is open for 48 hours so you have plenty of time to secure the property. All you need to do is register your details on our live auctions page and then you can access the bidding portal and the legal documents.

### DIRECTIONS

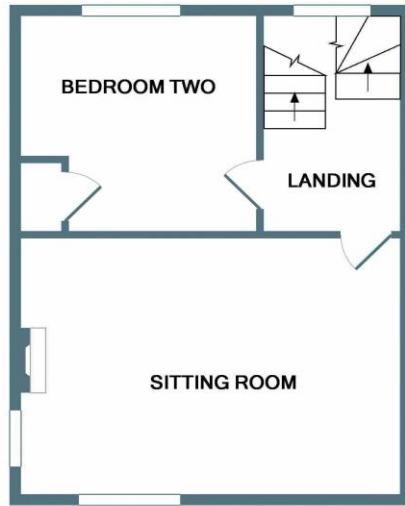
From our offices turn right up Wallbridge and then bear left along Locks Hill. Through the traffic lights on down Rossiters Hill and take the righthand turning onto Water Lane. The property will be found on the right hand side.



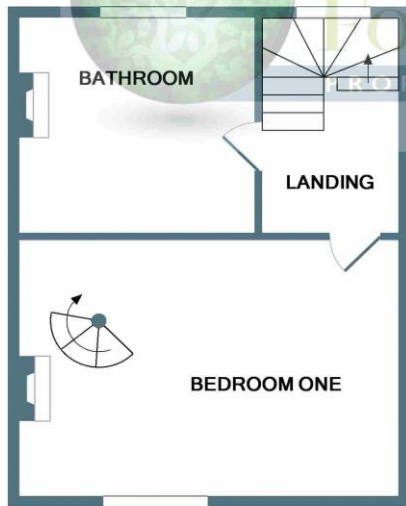
MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



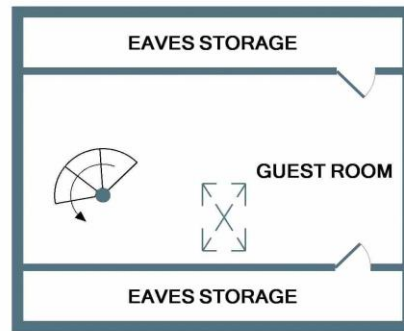
GROUND FLOOR  
APPROX. FLOOR  
AREA 243 SQ.FT.  
(22.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 363 SQ.FT.  
(33.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 363 SQ.FT.  
(33.7 SQ.M.)



3RD FLOOR  
APPROX. FLOOR  
AREA 233 SQ.FT.  
(21.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1203 SQ.FT. (111.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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