

# INIGO



## *Ebenezer Cottage*

FROME, SOMERSET

SOLD

Bursting with character and cottage appeal, this beautifully renovated late Victorian home lies within 15 minutes' walk of Frome's town centre. The three-storey house has been lovingly restored in recent years, taking a joyfully modern approach to the interior that makes use of hand-crafted materials, textiles and colour. A wonderful quality of natural light streams into every level, while outside, a long stretch of private garden unfolds, chock-full of shrubs, plants and mature trees and with a timber-framed summer house tucked away at the foot.

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### *Setting the Scene*

Founded next to the river of the same name in the seventh century, Frome grew prosperous from its wool and cloth trade, becoming one of the largest settlements in Somerset. As it expanded, its streets sprawled away from the town centre in the river valley, climbing up from 65m above sea level to 135m at some points – all over a relatively short distance. As a result, many of its characterful cobbled streets are particularly steep and curve organically, with a fine display of some of the finest examples of 17th and 18th-century domestic architecture in the country. Unsurprisingly, Frome has the most listed buildings of anywhere in Somerset after Bath.



New Buildings, the road on which this house lies, is an attractive terrace of two and three-storey early 18th-century buildings defined by a pleasing uniformity. Most of the external façades feature two windows on the ground and first floor, and two light casements with wide mullions and hollow chamfer edges.

### *The Grand Tour*

Modest from street view, there is little to suggest the scale or character concealed behind Ebenezer Cottage's frontage. The front door opens to the hallway and in turn to the living room: an immediately welcoming space lit by a large sash window with its original shutters. The fireplace forms a natural centrepiece, finished with decorative tiling and flanked by bookshelves and bespoke cabinetry on either side. Solid floorboards run underfoot and slim timber beams, thought to be formed from the remnants of ship building, extend overhead.

Reconfigured to bring a natural flow while utilising every inch of space, the open-plan kitchen and dining room form the heart of the house. Bespoke panelled joinery defines the dining area, where pale blue seating is arranged in an L-shaped layout to face the kitchen. Bright pops of colour pair harmoniously with soft wall colours, and layers of stone wall are left exposed to reveal the rich tapestry of historic foundations. Cork flooring is paired with Mexican tiles sourced from Columbia Road's Milagros.

The bathroom lies to one side with a bathtub, shower and large skylight. There is a useful utility and laundry area on the opposite side of the plan, along with access to the garden.

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Stairs ascend to the first floor, where two of the three peaceful bedrooms (both doubles) are found. The north-facing bedroom is currently used as a homework space, with sash windows framing views down to the street. The second bedroom looks onto the garden and has a generous provision of storage space for clothes and toys. Set beneath the pitch of the roof, the main bedroom is especially restful.

### *The Great Outdoors*

A long private garden unfurls at the rear, bursting with mature shrubs and trees to form a quiet little haven of local wildlife and birdlife. Stepping stones punctuate the lawn and a tall stone wall trails in ivy to create a leafy backdrop to the timber-framed summerhouse which lies at the foot. South-facing, the garden gets plenty of natural light through the course of the day, with seating areas strategically placed to enjoy outdoor dining throughout the seasons. There is also a useful shed for storing garden furniture.

Unlike many of the narrow streets in the town centre, this is an excellent area for easy, free parking close to the house.

### *Out and About*

New Buildings is a quiet residential no-through road set on the southerly side of Frome. It is ideally positioned for an easy 15-minute walk to the town centre and its many independent cafés and boutique shops, including Rye Bakery, Projects Frome, Moo and Two, Frome Hardware, Little Walcot and Frome Reclamation Yard.

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. For further recommendations from those in the know, look to our guide to Frome.



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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. While there is on-street parking immediately outside the cottage, a permit can be sought for either of two convenient car parks close by.

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: B

# INIGO



## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.