

# INIGO



## *The Old School Room*

FROME, SOMERSET

£525,000 SHARE OF FREEHOLD

Part of a Grade II-listed Baptist chapel dating to before 1850, The Old School Room is an exceptionally bright two-bedroom apartment in Frome, Somerset. It spans over 1,570 sq ft, with refined interiors that provide a contemporary flair without compromising on period charm. Tall, sweeping proportions and double-height ceilings create a lofty feel, while original headed chapel windows draw in a delightful quality of light. Located on Wine Street, the apartment lies within the town centre's conservation area, in close proximity to its many historically significant buildings.

### *Setting the Scene*

The 18th century brought a wave of Georgian architecture to Frome, with its tropes of symmetry, proportion and classical detailing present in abundance, even to this day. The streets of Sheppard's Barton (South Parade), Wine Street and High Street were constructed in the first half of the century and laid out in closes in the same manner as those in the Trinity area to the north. It is thought that 'Wine' is likely a corruption of 'Vine' as there is no record of wine merchants on the street.

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### *The Grand Tour*

The street-level primary entrance is to the front of the building and is accessed via a double-height entrance hall, with a handy amount of deep-set storage. Solid floorboards begin on entry and continue throughout, with underfloor heating warming from beneath.

From here the main living space unfolds, characterised by voluminous proportions and soaring ceilings. Loosely organised as a living and workspace, the layout offers fantastic versatility and could be easily reconfigured. An exceptionally well-preserved trio of stained-glass lancet windows punctuate the front end wall of the building and are particularly luminous in the afternoon light.

A bespoke kitchen lies to one end, defined by stainless steel units which neatly house appliances and provide a good provision of storage. A breakfast bar allows for a sociable layout, with ambient track lighting overhead.

From the kitchen is a hallway with further full-height storage and access to the two double bedrooms and family bathroom. The primary bedroom has an en suite shower room, built-in entertainment system and a Riva Stovax wood burner. Beautifully laid herringbone parquet flooring and deep burgundy paint on the woodwork provide a rich depth and colour.

The second bedroom is an equally peaceful space, with an excellent quality of natural light and the remnants of a characterful original red-brick fireplace. Generous in both proportion and finish, the bathroom has both a bathtub and walk-in shower as well as a frosted sash window that fills the room with light.

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### *Out and About*

The house is a short walk from 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 [here](#).

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.

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.

Tenure: Share of Freehold

Lease Length: Approx. 978 years remaining

Service Charge: Approx. £500 pa

Ground Rent: £0

Council Tax Band: C



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## *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.