

INIGO



Wine Street

FROME, SOMERSET
SOLD

Once a longstanding corner confectionary shop, this Grade II-listed, early 18th-century cottage is now a calm and comfortable four-bedroom home. Exposed beams and whitewashed walls enclose a series of characterful rooms across four floors, where texture and tone are carefully balanced and original features flourish. The house has a rear courtyard and is a short stroll from the centre of Frome and its fiercely independent high street.

Setting the Scene

The 18th century brought a wave of Georgian architecture to Frome, with its tropes of symmetry, proportion and classical detailing making a mark on many of the town's streetscapes.

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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Grand Tour

Situated on a corner, the cottage has two charmingly asymmetric façades, each with a distinct character formed by the building's history. Both are formed of local stone, with generously proportioned windows boldly bound by rendered (or stone?) architraves.

The 'front' door opens into the living room, lit by a retained shop window with arcaded divisions and a modillion cornice, and warmed by a Charnwood Cove woodburner. Open bookshelves flank the chimney breast in both the living and dining room and there is additional concealed storage beneath the stairs. The ground floor living spaces flow seamlessly into one another, connected by a concise colour palette and large flagstones that run throughout.

The dining room – a calm, open space – leads to a galley kitchen with integrated ovens, induction hob and granite worktops. Minimalist bespoke cupboards run across one wall, concealing Bosch appliances, and an integrated wine cooler. From here, French doors open out onto the courtyard garden, laid with stone slabs and bound by a brick wall with direct access onto a rear passage. Clematis armandii clambers over the boundary, smothered in cheerful blossom and flooding the garden with scent come early spring.

Downstairs, a large barrel-vaulted cellar space provides the opportunity for additional storage.

Open stairs lead from the living room up to the first floor, where there are two bedrooms and a large shared bathroom. Recently renovated, the bathroom is well-finished with a freestanding bath, shower and a freestanding double basin. The stormy tones of Farrow and Ball 'Railings' give the space a contemporary feel, simultaneously complementing and contrasting with the more classical fittings. Stepping out onto the landing, the richly toned floorboards shine, highlighting the dimples softened by centuries of wear. The smooth boards run throughout the first floor, into the primary bedroom where there is a period fireplace and integrated storage tucked into nooks.

Listed building consent has been secured for the addition of a WC in the current utility cupboard space in the first floor hallway.

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Across the top floor of the cottage is where the building truly revels in its age, with vaulted ceilings that gently curve against the exposed timber structure. There are two neat bedrooms set within the eaves, playful in their decoration yet astoundingly peaceful.

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. 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

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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.