



# Witham Friary, Frome

A Characterful Grade II Listed Family Home in the Heart of the Village:-

Full of history, warmth, and charm, this wonderful detached home dates back to the 1830s and once served as the village shop – now sympathetically extended and adapted for modern family living. Set in a sought-after village location, it offers over 4,000 sq. ft./388 sq. m of versatile accommodation across three floors, perfectly blending period features with space designed for today's lifestyle.

Step inside and you're greeted by a large reception hall leading to a choice of welcoming living spaces – a bay-fronted sitting room for family gatherings, a snug with a fireplace for cosy evenings, and a bright study with built-in storage. The formal dining room with its fireplace is made for celebrations, while the spacious kitchen/breakfast room forms the true hub of the home – the ideal spot for busy mornings and relaxed weekend meals. A large utility and boot room keeps everyday life practical and organised – essential for village living.

Upstairs, six generous double bedrooms offer room for everyone, including a superb principal suite with an en-suite bathroom, and a further bedroom with its own en-suite shower. Two other bathrooms serve the remaining bedrooms. An attic store provides extra space for hobbies, storage, or even a playroom.

Outside, the gardens are a real highlight – with a large lawn, wildlife-friendly areas, and plenty of space for children and pets to explore and families to enjoy outdoor living. A double garage and driveway provide ample parking.

Brimming with character features such as sash windows, deep sills, exposed timbers, and open fireplaces, this is a home that adapts easily to family life – whether growing, established, or multi-generational. With its rich heritage, welcoming spaces, and village setting, it offers the very best of country living with a true sense of home.





## The Property

### Accommodation

#### Inside

##### Ground Floor

The property is accessed from the front via the storm porch where the front door opens into a spacious reception hall with doors leading off to the sitting room, dining room and the kitchen/breakfast room. The floor is laid in an attractive woodblock which continues into an inner hall where there is ample room for coats, boots and shoes and door to the cloakroom. There are two generously sized reception rooms, one with a fireplace - offering personal choice as to their usage, plus an office and a formal dining room, which also has a fireplace. In addition, there is a large utility room.

The hub of the house is the sizeable kitchen/breakfast room, which has a large bay window to the front. The kitchen area is fitted with a range of soft closing country style units consisting of larder cupboard with carousel shelves, floor cupboards with pull out shelves, several sets of deep drawer units. The central island also benefits from drawers and a recycling/bin store plus pendant lighting above. You will find a good amount of composite work surfaces with a matching upstand and a double Butler style sink with a swan neck mixer tap. There is an integrated dishwasher, housing for a fridge/freezer, shelf for a microwave and a range style dual fuel cooker. For appearance and practicality, the floor is tiled.

##### First Floor

Stairs rise to a spacious and bright landing with a sash window to the side overlooking the garden and doors leading off to the bedrooms and family bathroom. The bathroom is fitted with a WC, pedestal wash hand basin, separate shower cubicle

and a bath. All four bedrooms are double sized, one benefits from an en-suite shower room, whilst the very generously sized principal bedroom has an en-suite bathroom.

##### Second Floor

On this floor you will find a large storage cupboard on the landing, doors and the bathroom, which is fitted with a pedestal wash hand basin, WC and bath with mixer tap and telephone style shower attachment. There are also two well proportioned double bedrooms with exposed timbers and one with a door into the attic store room.

#### Outside

##### Double Garage and Parking

Double five bar gates open to a large stone chipped drive with space to park at least six cars and leads to the double garage, which has two double timber doors and benefits from light and power plus an EV charging point. It measures 6.45 m x 6.02 m/21'2" x 19'9".

##### Gardens

These lie mostly to the side of the house, laid to lawn and planted with a variety of trees, shrubs and flowers. A central path leads to a gate to the lane. On one side of the garden there is an old stone wall with a gate - this opens to a delightful wildlife area with grass and trees. A further gate opens to the drive. The gardens enjoy a high degree of privacy and a sunny aspect.

#### Useful Information

Energy Efficiency Rating 'Exempt' due to Grade II Listing

Council Tax Band G

Mixed Styles of Glazing

Oil Fired Central Heating

Mains Drainage

##### Freehold

There is planning permission to extend out from the utility room into the back courtyard.

#### The Location

##### Witham Friary

Witham Friary is a small and picturesque Somerset village set within beautiful countryside between Frome and Bruton. Steeped in history, it takes its name from the Witham Charterhouse, England's first Carthusian priory founded in the 12th century, with much of the priory church now forming the parish church of St Mary. At the heart of the village are the welcoming Seymour Arms, a traditional pub dating back to the 1860s, and the village hall, which hosts community events. There are croquet and cricket clubs plus a children's playground that is located close to the property. Though wonderfully rural and tranquil, Witham Friary is only a short drive from the vibrant market town of Frome, with its boutiques, cafés, cinema, and theatre, and the artistic hub of Bruton, home to the renowned Hauser & Wirth gallery and stylish restaurants such as At the Chapel. The surrounding countryside provides endless walking opportunities, while practical amenities are close to hand.

Families are well served by local schools: highly regarded primary options include Upton Noble CofE VC Primary and several Good-rated schools in nearby Frome, while secondary and independent choices such as King's Bruton, Downside, and Wells Cathedral School are all within easy reach. Witham Friary offers the perfect blend of rural charm, historic character, and convenient access to excellent facilities — an idyllic setting for those seeking a peaceful yet well-connected village life.

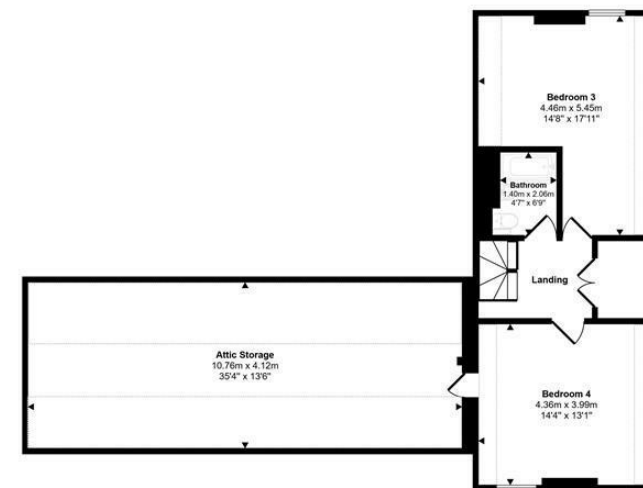
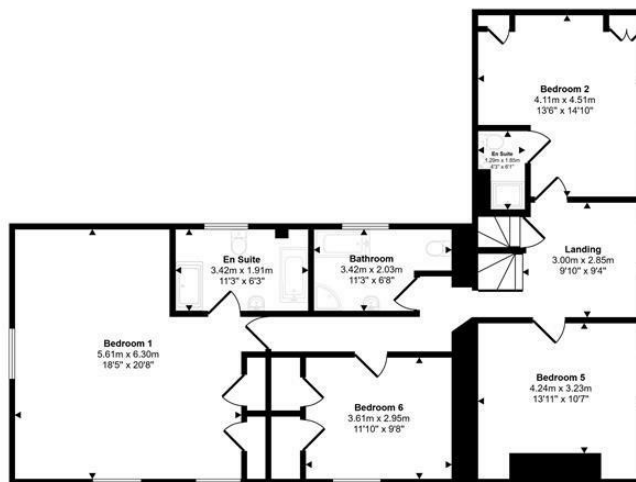
#### Directions

Postcode - BA11 5HF

What3words - ///fronted.cherubs.laces



Approx Gross Internal Area  
388 sq m / 4176 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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