



**BATH AND RURAL**  
— ESTATE AGENTS —

**Keyford House**  
Little Keyford | Frome | Somerset | BA11 5BG

# Keyford House

**Nestled in the sought-after area of Little Keyford, Keyford House is a striking detached home of considerable character and history.**

- Eight bedrooms
- Six reception rooms
- Arranged over three floors
- Mature gardens
- Garage

Dating from the late 17th to early 18th century and designed in the distinctive Strawberry Hill Gothic style, this Grade II listed residence offers an exceptional blend of period charm and generous living space, set within the vibrant market town of Frome. The property's origins are equally compelling, having been built by the Marquess of Bath and forming part of the historic Longleat Estate. Once the principal house of the area, it retains a strong sense of heritage, with surrounding cottages and farmhouses originally belonging to the estate. Arranged over three floors, the house provides extensive and versatile accommodation. The ground floor features a traditional layout, including a welcoming reception hall, drawing room, sitting room, dining room, kitchen/breakfast room and a light-filled orangery, ideal for both everyday living and entertaining. A cellar adds further practicality. Across the first and second floors are eight bedrooms, one with en suite, offering ample space for family life or hosting guests. The owners reflect, 'We were attracted to the property by its history, undeniable character and lovely surroundings. The moment we walked into the building we felt comfortable and at home.' Externally, the home is set within large, mature and beautifully landscaped gardens, offering a variety of spaces for relaxation and recreation. There is ample off-street parking, along with an outbuilding and garage, which previously had planning permission for a one-bedroom cottage (now lapsed but potentially renewable). The owners add, 'It has lovely gardens with plenty of parking space and areas to just sit and relax and enjoy a coffee.'









Over their 23.5 years of ownership, the current owners have undertaken a programme of careful improvements, including exterior redecoration, a new boiler installation and roof renewal, alongside ongoing interior and garden enhancements. Situated within walking distance of Frome's amenities, including its railway station, independent shops, cafés and restaurants, the property also benefits from excellent transport links for commuting. Nearby Bath further enhances the lifestyle offering, while surrounding countryside provides superb opportunities for walking and cycling.

'The community spirit thrives and it is a very friendly town.'

'The neighbours are all very nice, friendly and easy to get on with.'

'It's a great home for entertaining, indoors at Christmas and in the garden during summer.'

'We will miss the privacy, peacefulness and everything about living in Keyford House.'



#### **ADDITIONAL INFORMATION TENURE:**

Freehold

**SERVICES:** Mains electricity, water, gas central heating. Private drainage

**COUNCIL TAX:** Band G

**EPC RATING:** E

**LOCAL AUTHORITY:** Somerset Council

These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



# Little Keyford, Frome, Somerset, BA11

Approximate Area = 6745 sq ft / 626.6 sq m

Limited Use Area(s) = 310 sq ft / 28.7 sq m

Garage = 386 sq ft / 35.8 sq m

Outbuildings = 229 sq ft / 21.2 sq m

Total = 7670 sq ft / 712.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Fine & Country Homes of Bath Ltd.. REF: 1420894

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