



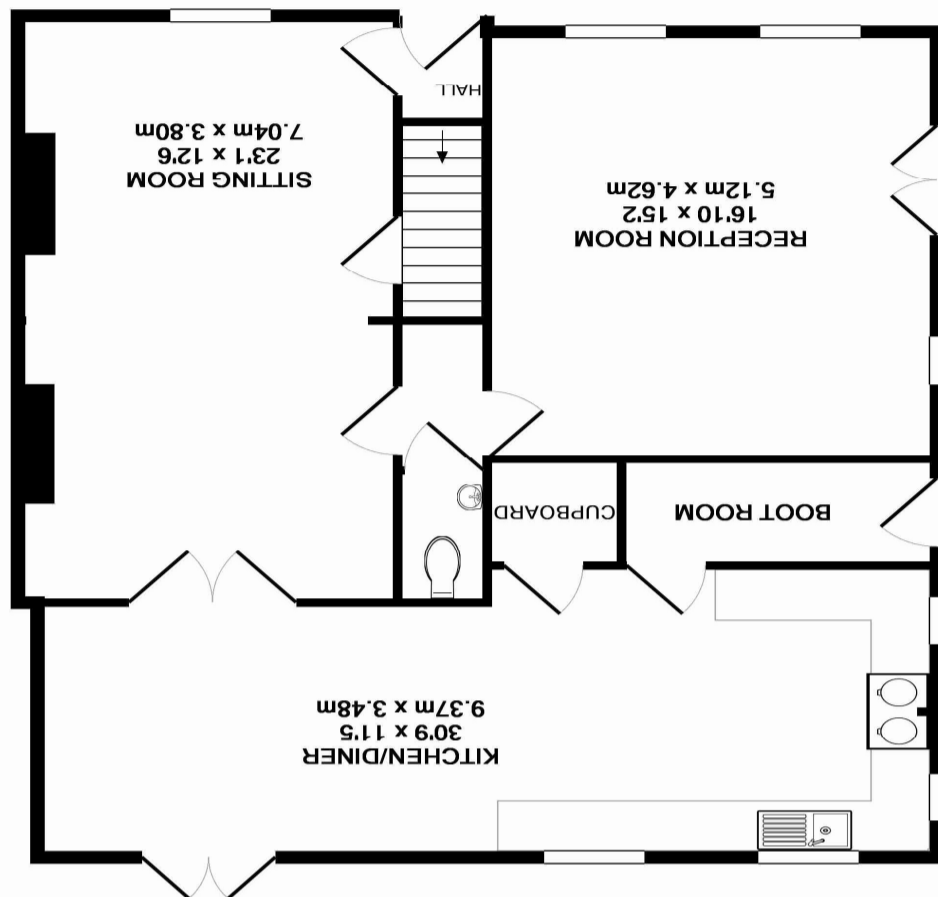
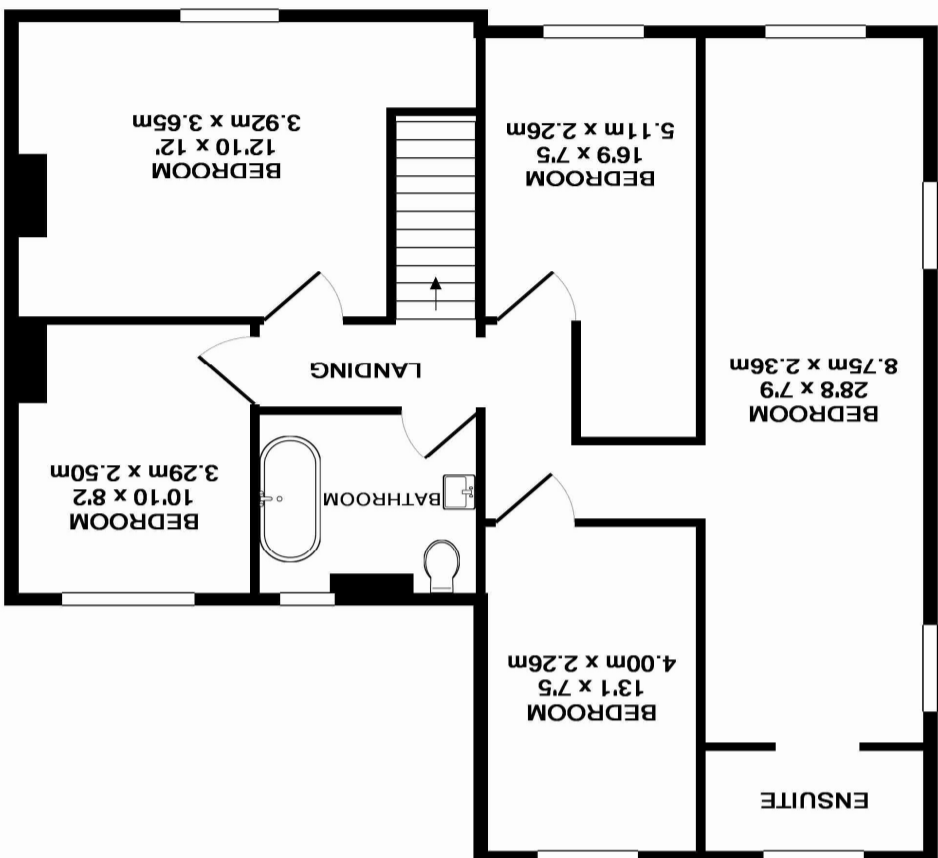
**COOPER & TANNER**  
To Contact From Office

**Telephone:** 01373 455060  
**Address:** 6 The Bridge, Frome, Somerset BA11 1AR  
**E-mail:** frome@cooperandtanner.co.uk

**IMPORTANT NOTICE:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

1ST FLOOR  
APPROX. FLOOR AREA 843 SQ.FT.  
(78.3 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1839 SQ.FT. (170.8 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR  
APPROX. FLOOR AREA 995 SQ.FT.  
(92.5 SQ.M.)



2 Underhill Cottages, Mells, Somerset BA11 3QR

Asking Price of £750,000

**COOPER & TANNER**  
THE ART OF AGENCY

**Description**

An increasingly rare opportunity to purchase a double fronted, period home with land, stables and views onto protected estate land and woodland on the edge of this extremely sought after village.

The accommodation very briefly offers an entrance hall, a lounge with exposed wooden floors and an open fireplace, a stunning kitchen/dining room with beautifully finished wall and base units, a solid fuel Aga, dual aspect windows and doors leading out to the rear gardens. From the kitchen doors lead into the pantry and the boot room. There is a second reception room which again is dual aspect and filled with natural light, and a downstairs w.c.

**Outside**

To the front of the house there is off road parking for several vehicles. A gate opens into landscaped, charming gardens with a path leading to the front door. A decking/entertaining area to one side that overlooks the paddock and countryside beyond leads to the rear gardens which provides a safe, enclosed lawn. The paddocks measure approximately 1.5 acres in total and have two stables in the far corner. There is excellent riding out from this part of the village and this would suit anybody looking to keep a pony or in fact a smallholding.

**Location**

Mells is a quintessential Somerset village of attractive mellow stone properties surrounded by breathtaking rolling countryside. Within strolling distance are village amenities including a church, shop, café, garage, first school and renowned public house and within 2.5 miles the exclusive Babington House Country Club.

The nearby market town of Frome meets all day-to-day needs including schools, a leisure centre, a station providing mainline rail connections to Reading, Bristol and beyond, shops, theatres and cinema along with regular artisan food and craft markets. Mainline rail services are also available from Westbury. The Georgian city of Bath is renowned for its Roman heritage and Georgian architecture and is within 13 miles of Riverside, providing extensive leisure, educational and cultural facilities. The city of Bristol is within 22 miles and Bristol International Airport approximately 25 miles away. The property is well situated for access to the M3 via the A36/A303.

**Services**

Private drainage, water, electricity and BT are all connected. Oil fired central heating.

**Local Authority**

Mendip District Council, Cannard Grave Road, Shepton Mallet, Somerset BA4 5BT  
Tel: 0300 303 8588

**Tenure** Freehold. **Council Tax Band** To be confirmed. **EPC Rating** Rating D.

**Directions**

As you come into Mells, turn left at the crossroads heading towards Leigh on Mendip, after you have turned left at the crossroads the property is on the left hand side about 200 yards half way up the hill.

**Viewing**

Strictly through the agents Cooper & Tanner on 01373 455060.

AS: 02/06/2017 

