



COOPER & TANNER
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Brook Cottage, Top Road, Mells, Somerset BA11 3QN
£725,000

COOPER & TANNER
THE ART OF AGENCY

Description

A charming village home that is believed to date back to 1875 and enjoys the most fantastic landscaped gardens bordering Mells Brook, a double garage and gated driveway parking. The house comes with planning permission to extend further, plans of which can be sought through Cooper and Tanner.

The front entrance opens into a hallway and leads through to a study, which could also be used as a guest bedroom. On the other side of the hall is a spacious and cosy dining/living room with wooden floor boards and featuring an open fireplace with wood-burning stove. Beyond this is a newly refurbished contemporary kitchen with under floor heating and views onto the garden. In addition, on this level is a newly fitted downstairs bathroom, also with underfloor heating and a useful laundry/boot room. From here steps take you to a fabulous drawing room, with wooden floor and a balcony overlooking the garden. Upstairs is beautifully presented with two double bedrooms, a single bedroom and a family bathroom with roll-top bath, separate shower and mosaic style tiled flooring. Externally, there is a double garage with access to the cellar, a separate carport/log store and a gated driveway with parking for several cars.

Agent's Note

The vendors also have current planning permission to extend the property to create a larger kitchen, generous landing and master bedroom with en-suite. This would also achieve a fantastic terrace leading off the new kitchen.

Outside

Accessed via a gated driveway, Brook Cottage enjoys great privacy and seclusion with a tranquil setting next to the Brook. There is driveway parking for a number of vehicles and a double garage beneath the house. The gardens have been cleverly and imaginatively landscaped with lawns and a wonderful tiered area to the front.

Location

Mells continues to be one of the most sought after villages in the area. The village offers a junior school, a public house of excellent reputation and local Post Office/shop. The Country House Hotel of Babington House is just 2 miles and the market town of Frome is within a short drive. Private schools are to be found in Wells, Bruton, Bath, Warminster, Cranmore, Beckington, Glastonbury and Street. Railway connections at Frome and Westbury for London Paddington and Warminster and Gillingham for London Waterloo. Communication links are excellent with Bath and Bristol within commuting distance and the A303, A36 & M4 & M5 all within easy reach. The beautiful Somerset countryside provides a variety of leisure pursuits.

Tenure

Freehold.

Heating

Oil fired central heating.

Services

Private drainage, mains water and electricity are all connected.

Local Authority

Mendip District Council, Cannards Grave Road, Shepton Mallet, Somerset BA4 5BT

Tel: 0300 303 8588

Council Tax Band

Band E.

EPC Rating

Rating F.

Viewing

Strictly through Cooper & Tanner on 01373 455060.

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