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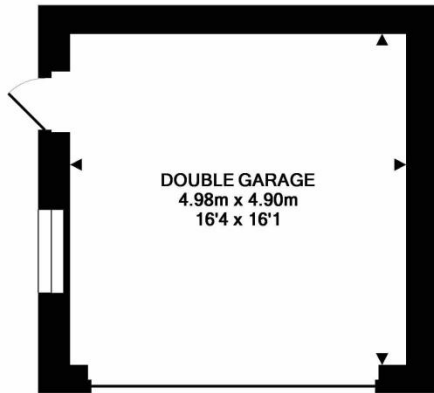


Top Lane, Mells, BA11 3QN

Situated in this most sought after village, this individual stone built property stands within a generous plot benefiting from a peaceful leafy environment, together with some delightful country views. The versatility of the accommodation becomes apparent when taking into account both ground floor and first floor bedrooms. As you enter the property you are greeted by a large entrance hallway with useful storage cupboards, there is a spacious living room with bay window seat and exposed brick fireplace, dining room overlooking the garden, kitchen and utility. As previously mentioned, there is also a double bedroom on this floor with ensuite shower room. On the first floor there you will find the master suit benefitting from an ensuite shower room plus two further double bedrooms and a family bathroom. The rear garden is very private and overlooks a mature wooded area beyond, there is a well-manicured lawn, with a range of flower beds and a rose garden. To the front of the property there is a further lawn and flower beds, large gravelled area providing ample parking and leading to the double garage with has power and light. This quintessentially English rural community can be attributed to the success and popularity of the country house hotel and spa, Babington House, amongst the media and some celebrities, leading to several articles about the village in the national press. Mells has a small but thriving village Post Office and Shop, sought after primary school and an excellent local inn, 'The Talbot', which serves fine country fayre. The village is situated within 12 miles of the cathedral city of Wells, within 18 miles of Georgian Bath and within 15 miles of Bristol. Trains to London Waterloo can be caught from Castle Cary, Frome Westbury which are all within 8-10 miles. EPC = TBC.

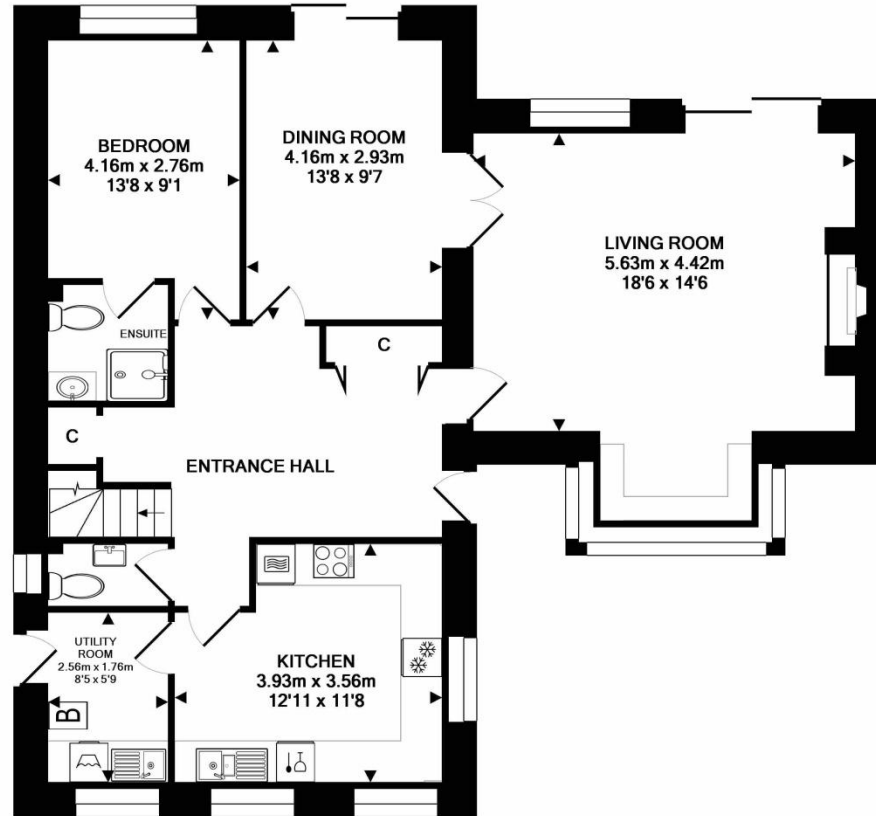


£695,000



DOUBLE GARAGE
4.98m x 4.90m
16'4 x 16'1

DOUBLE GARAGE
APPROX. FLOOR
AREA 26.3 SQ.M.
(283 SQ.FT.)



BEDROOM
4.16m x 2.76m
13'8 x 9'1

DINING ROOM
4.16m x 2.93m
13'8 x 9'7

LIVING ROOM
5.63m x 4.42m
18'6 x 14'6

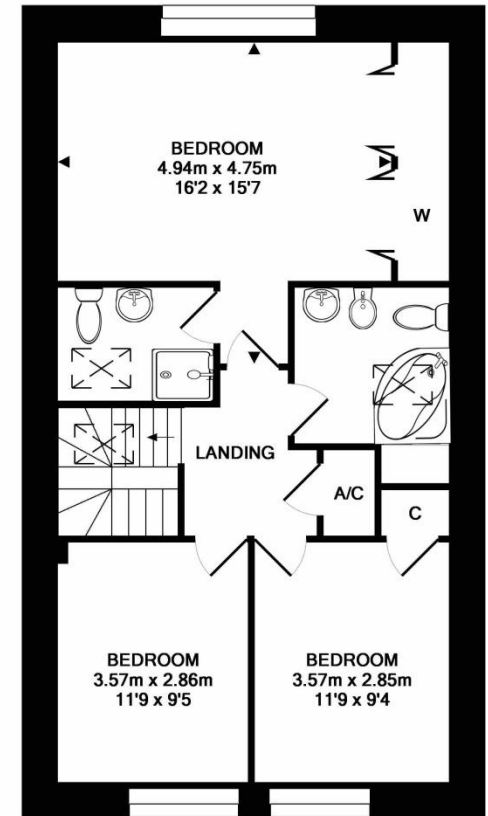
ENSUITE

ENTRANCE HALL

UTILITY ROOM
2.56m x 1.76m
8'5 x 5'9

KITCHEN
3.93m x 3.56m
12'11 x 11'8

GROUND FLOOR
APPROX. FLOOR
AREA 98.4 SQ.M.
(1060 SQ.FT.)



BEDROOM
4.94m x 4.75m
16'2 x 15'7

LANDING

BEDROOM
3.57m x 2.86m
11'9 x 9'5

BEDROOM
3.57m x 2.85m
11'9 x 9'4

1ST FLOOR
APPROX. FLOOR
AREA 64.4 SQ.M.
(694 SQ.FT.)

TOTAL APPROX. FLOOR AREA 189.2 SQ.M. (2036 SQ.FT.)

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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