

# LODESTONE



*2 Underhill Cottages, Mellis*









## 2 Underhill Cottages, Melles

BA11 3QR

Guide Price: £925,000

4

Bedrooms

2

Bathrooms

2

Receptions

### PROPERTY FEATURES

- 4 bedroom family home
- Victorian charm with modern enhancements
- Immaculately presented
- 2 reception rooms
- Fabulous open plan kitchen / dining space
- 1.4 acres and stables
- EV Charging Point
- Stunning rural views
- Premium edge of village location









A handsome Victorian cottage with 1.4 acres, stables and sweeping rural views, set in the very heart of one of Somerset's most sought-after villages. Tucked away in an elevated position, just moments from the heart of the coveted village of Mells, 2 Underhill Cottages is a beautifully extended early 20th-century home. With 1.4 acres of gardens and paddock, open rural views, and immediate access to village life, this is a rare blend of charm, comfort and countryside.

The property is approached through a pretty porch draped in climbing roses, 2 Underhill Cottages is rich in Victorian detail and layered with thoughtful modern enhancements.

Two elegant reception rooms sit at the front of the house: one a more formal drawing room with original sash windows and open fireplace, the other a bright and relaxed sitting room with French doors leading directly onto the raised terrace and those spectacular Somerset views.

To the rear of the cottage a spacious kitchen / dining area runs the full width of the rear of the property. Overlooking the rear garden and featuring shaker style wooden cabinetry, an aga, integrated dishwasher and ample space for fridge / freezer, wine fridge etc, this space is perfectly suited for everything from quiet breakfasts to boisterous weekend suppers. Coupled with a pantry and a large boot room opening directly onto the wrap around raised terrace, country living is well catered for.











A discretely located cloakroom and utility space and under stairs cupboard complete the ground floor.

Upstairs, the charm continues. Four double bedrooms are set across the first floor, all full of character with original fireplaces, sash windows, and views of the gardens or rolling hills beyond. The principal suite looks out over the rear garden and enjoys its own ensuite shower room.

A particularly generous double bedroom at the front enjoys dual-aspect windows and a walk-in dressing area. Two further doubles provide flexible space, perfect as additional bedrooms, guest rooms, or home offices. The elegant family bathroom features a claw bath, painted wooden floor boards and overlooks the rear garden.

The property also benefits from a large loft space, which could be converted subject to the right planning permissions.

## Outside

Enjoying an elevated position and set within gardens and paddock of approximately 1.4 acres, 2 Underhill Cottages offers spectacular rural views.

The property also benefits from a paddock for grazing, stables, swings, garden shed, football pitch, perfect for summer BBQs and campouts.









A terrace wraps around the east facing side of the cottage, overlooking the gardens and paddock and adjoining woods, continuing around to the south facing rear garden.

With French doors opening from one of the sitting rooms along with a door from the kitchen, this terrace provides a wonderful space to enjoy al fresco living and a gateway to the rural surrounds.

Lavender borders the terrace and the garden is dotted with productive apple, hazelnut, plum, quince and cherry trees. Towards the top of the gently sloping gardens sits a picnic table. A place to enjoy the rural vista punctuated with glimpses of the village church spire and the ever-present birdsong. Underhill Cottages is boarded by woods and agricultural land further enhancing this wonderful rural outlook and yet still just a short stroll into the village. This is a property where dreamy idyllic childhood memories are made.

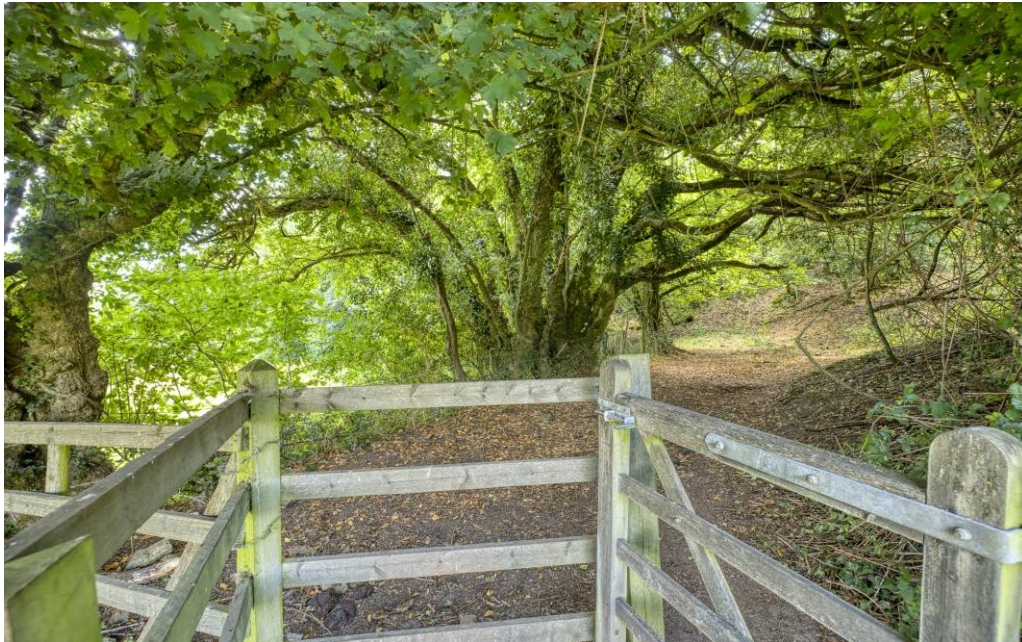
### **Situation**

Mells is a picturesque and historic village nestled in the rolling countryside of Somerset. It boasts a rich heritage, an ancient church, and a vibrant, active community. The village is well-equipped to serve its residents, offering a community-run shop, a post office, and the renowned Talbot Inn—an award-winning hotel and restaurant. The delightful Walled Garden features a small plant nursery alongside an outdoor café, where guests can enjoy wood-fired pizzas beneath the trees or in the greenhouse restaurant during the summer months.









There are extensive walking, cycling, and bridleway networks accessible directly from the village, including the Macmillan Way - a long-distance trail that traces the path of the Mells River as it winds through the area.

The nearby town of Frome is a thriving historic market town with many notable buildings and features the highest number of listed buildings in Somerset. This trendy historic town is also popular for its artisan street markets, festival and a host of cultural events. There is a sports centre, restaurants, live music venues and a cinema.

Babington House private members club, which offers a wide range of leisure and recreational facilities, is a 10-minute drive. Longleat Safari Park, The Newt, Stourhead Gardens and Hauser & Wirth art gallery are all within 20-30 minutes' drive from the house.

Frome station offers high speed rail links to London Paddington and London Waterloo, whilst the A303 (M3) provides good road access to London and the wider motorway network, in addition to the A36, M4 and M5 all being within easy reach.

Bruton 10 miles, Westbury 9 miles, Bath 13 miles, Bristol 24 miles (All distances are approximate).

### **Schools**

2 Underhill Cottages falls within the catchment area for several local primary schools, including Mells Church of England First School, Leigh on Mendip First School, and Stoke St Michael Primary.





The Avanti Park school in Frome has been awarded 'Outstanding' by Ofsted. Reputable nearby independent schools include All Hallows and Downside.

### **Directions**

Postcode: BA11 3QR

What.3.Words: //unloads.fairy.noble

**Viewing by appointment only**



## MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance

### PART A

Local Authority: Somerset

Council Tax Band: E

Guide Price: £925,000

Tenure: Freehold

### PART B

Property Type: Semi-Detached

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Private

Heating: Oil

Broadband: Superfast fibre (up to 900mbps). Please refer to Ofcom website.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Off street parking for several vehicles and 7Kw electric vehicle charging

### PART C

Building Safety:

Restrictions: N/A

Rights and Easements: Public footpath across field

Flood Risk: Very low risk from Rivers/Seas and surface water

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: Mining area – Quarry

Energy Performance Certificate: D

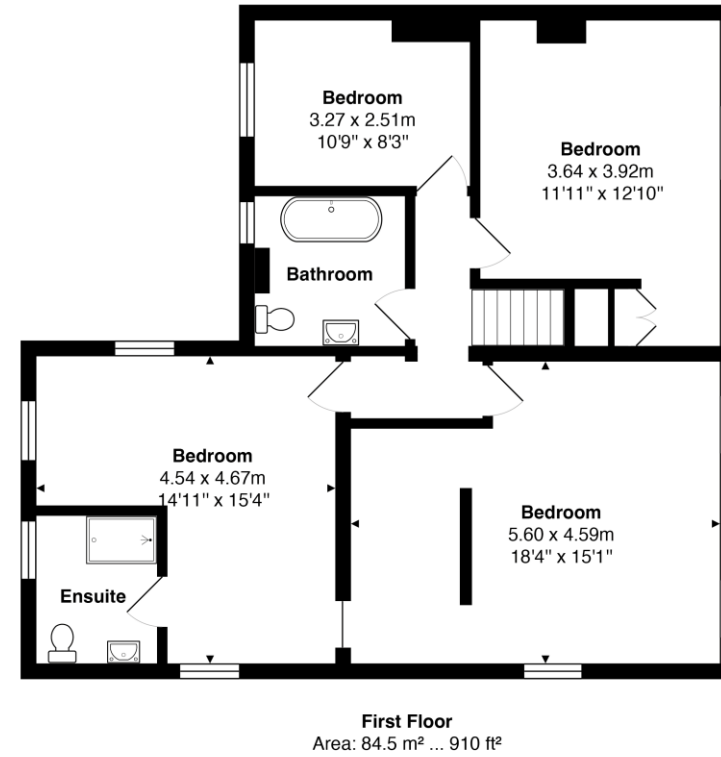
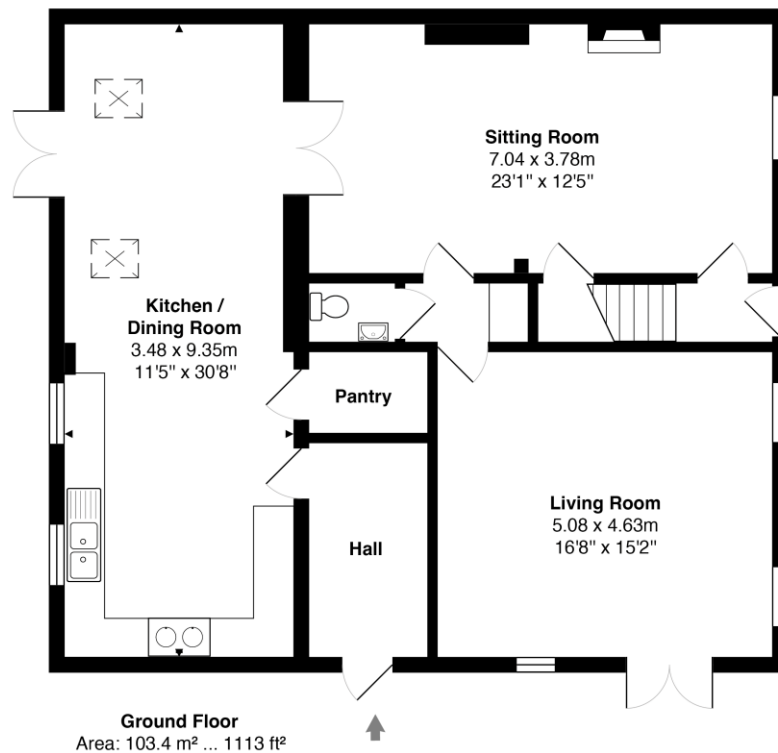
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# 2 Underhill Cottages, Mells

Approximate gross internal floor area of main building - 187.9 m<sup>2</sup> / 2,023 ft<sup>2</sup>



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.







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