



Rivendell, Great Elm, Frome, BA11 3NZ

£895,000

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# Rivendell, Great Elm, Frome, BA11 3NZ

A stunning Grade II Listed Georgian house in a great location with mature gardens of around 1.25 acres and wonderful views. Versatile accommodation, indoor swimming pool, triple garage and electric gated driveway.

About the property.

Rivendell is a handsome Georgian property originally dating from 1780 with later additions in the 1980's and 2000's that blend tastefully with the original building and offers a characterful and vibrant home. This lovely property presents versatile accommodation, a pool complex with an indoor heated swimming pool, a large triple garage, electric gated driveway and sits on a plot of just under 1.3 acres.

The property is set in a wonderful position with fabulous views across the mature garden and to the countryside beyond.

About the inside.

Approached over a stone terrace, the front door opens into a spacious atrium/reception hall with an attractive terracotta tiled floor and cloak cupboards. To the right is a generous drawing room with painted 'A-frame' roof timbers, a 'Jetmaster' fire and two sets of large glass sliding doors that open out onto the terrace. To the left of the atrium is the 3rd bedroom / 3rd reception room with an Inglenook fireplace and open fire. The dining room has attractive 'Amico' flooring and built-in bookcases. The kitchen/breakfast room is beautifully fitted with Wych Elm wall and floor cupboards complimented by granite work surfacing and slate flooring. Off the kitchen is a walk-through larder that opens to a generous utility room. Also on the ground floor is a large family bathroom with a shower and Jacuzzi bath.

An interesting curved hall with built-in bookcases leads to the superb pool complex, where there is a heated swimming pool that has a counter-current, a kitchenette with sink and fridge, a plant room, a store room and a wine cellar. Full height windows with condensation preventing louvres, along with sliding doors link the pool room to the garden and open directly onto the stone paved terrace.

On the first floor are two double bedrooms, both with built-in wardrobes and a family bathroom.

About the outside.

Rivendell is approached through electric gates onto the driveway, where there is a generous amount of parking and turning space. The triple garage has three separate doors, two of them with remote opening. This useful building has electricity and a built-in generator for emergency power, as well as water from both internal and external taps.

The mature gardens are an absolute delight, with a beautifully landscaped front garden and rear terraced area with planting to give colour and texture throughout the seasons along with a pretty pond. The garden gently slopes away from the terrace with an extensive lawned area that is planted with a wonderful variety of mature trees and shrubs, levelling out towards the end to a beautiful tucked-away clearing surrounded by trees.

About the area.

Great Elm itself is a historic village approximately 2 miles to the northeast of Frome and 12 miles south of Bath. The Macmillan Way long-distance path passes through the village and there are ample opportunities for walking and cycling along converted railway lines and alongside the Mells river. Local amenities include Babington House, (Soho House's country mansion), Hauser and Wirth Art Gallery and The Roth Bar in Bruton. The Talbot Inn, village shop, post office and award-winning cafe along with an excellent primary and nursery school is just 5 minutes away in Mells. Nearby, Frome is one of the South West's leading market towns with St Catherine's hill at the centre of the artisan quarter. The town has a comprehensive choice of retail outlets and all the usual amenities. Founded in 2013, the "Frome Independent" is an award-winning independent street market that is held on the first Sunday of every month and attracts 70,000 people a year.



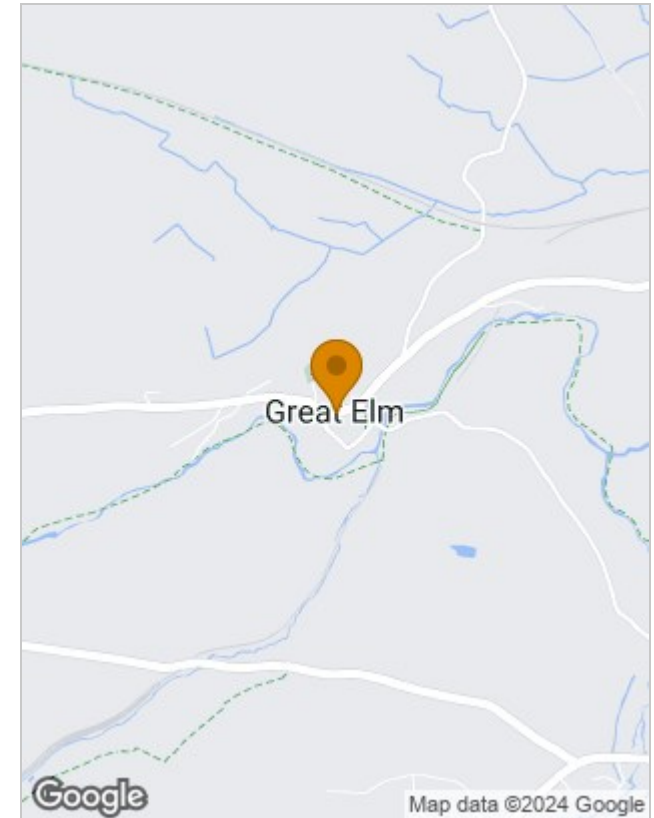




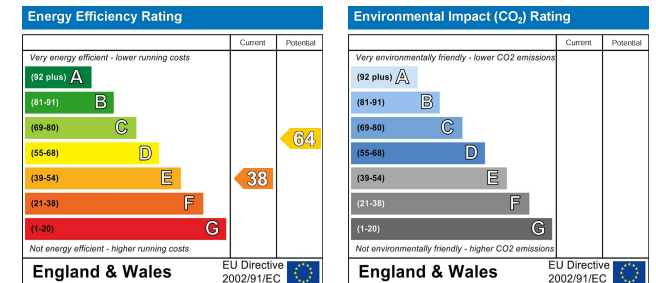
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Rivendell Estates Office on 01373 489 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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