



Mill Cottage Iron Mill Lane, Frome, BA11 2NR
£1,100,000





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Mill Cottage – A Stunning Countryside Retreat with River Frontage

Nestled on the edge of Frome, Mill Cottage is a beautifully restored detached period home that perfectly balances rustic charm with modern comforts. Set within approximately two acres of landscaped gardens and paddocks, this idyllic property enjoys private river frontage, exclusive fishing rights, and even a natural swimming creek—an exceptional opportunity for those seeking a peaceful yet well-connected countryside retreat.

Approached via a private road, the property offers ample secure parking, a single garage with charming wooden doors, and an attached carport with a wood store. As you step inside, soaring ceilings and spectacular garden views immediately set the tone. The entrance hall, laid with elegant slate flooring, introduces the home's warm and inviting character.

To the right, past a small shower room is a stunning living space featuring engineered oak flooring, a cosy wood-burning stove, and dual-aspect windows that flood the room with natural light. Adjoining this is an impressive shower room. A striking cast-iron spiral staircase ascends to a private double bedroom, where floor-to-ceiling glass captures panoramic garden views—an ideal setup for guest accommodation, a home office, or a potential Airbnb suite.

At the heart of the home, a spacious and light-filled stairwell leads to the main living areas. Double doors open into a sophisticated lounge, complete with another wood-burning stove and breathtaking views over the formal gardens and paddocks. The kitchen and dining space is a true showstopper—designed for both functionality and entertaining. Triple-aspect windows, slate flooring, solid oak worktops, and a premium Belling range oven create a timeless yet contemporary feel. A central island enhances the space, while double doors open seamlessly onto the gardens. A separate utility room offers extra storage, a pantry, and room for an American-style fridge freezer.

Upstairs, the main house boasts three generous double bedrooms, each with vaulted ceilings and a bright, airy atmosphere. The two largest rooms feature charming fireplaces and dual-aspect views, while the luxurious family bathroom is fitted with a classic roll-top bath, a walk-in shower, and elegant traditional fittings.

The beautifully landscaped gardens offer the perfect setting for al fresco dining and outdoor gatherings, with mature apple and pear trees adding to the charm. Beyond the formal gardens, over an acre of paddocks with gated vehicular access provides incredible potential for equestrian pursuits or smallholding opportunities. The property's natural swimming creek is perfect for wild swimming, while the river frontage offers high-quality fly fishing with an abundance of fish.

Combining the tranquility of country living with easy access to Frome's vibrant town centre, Mill Cottage is a rare and exceptional find. Whether you're seeking a character-filled family home, a countryside retreat, or a unique investment, this property offers an unparalleled lifestyle in a truly breath-taking setting.

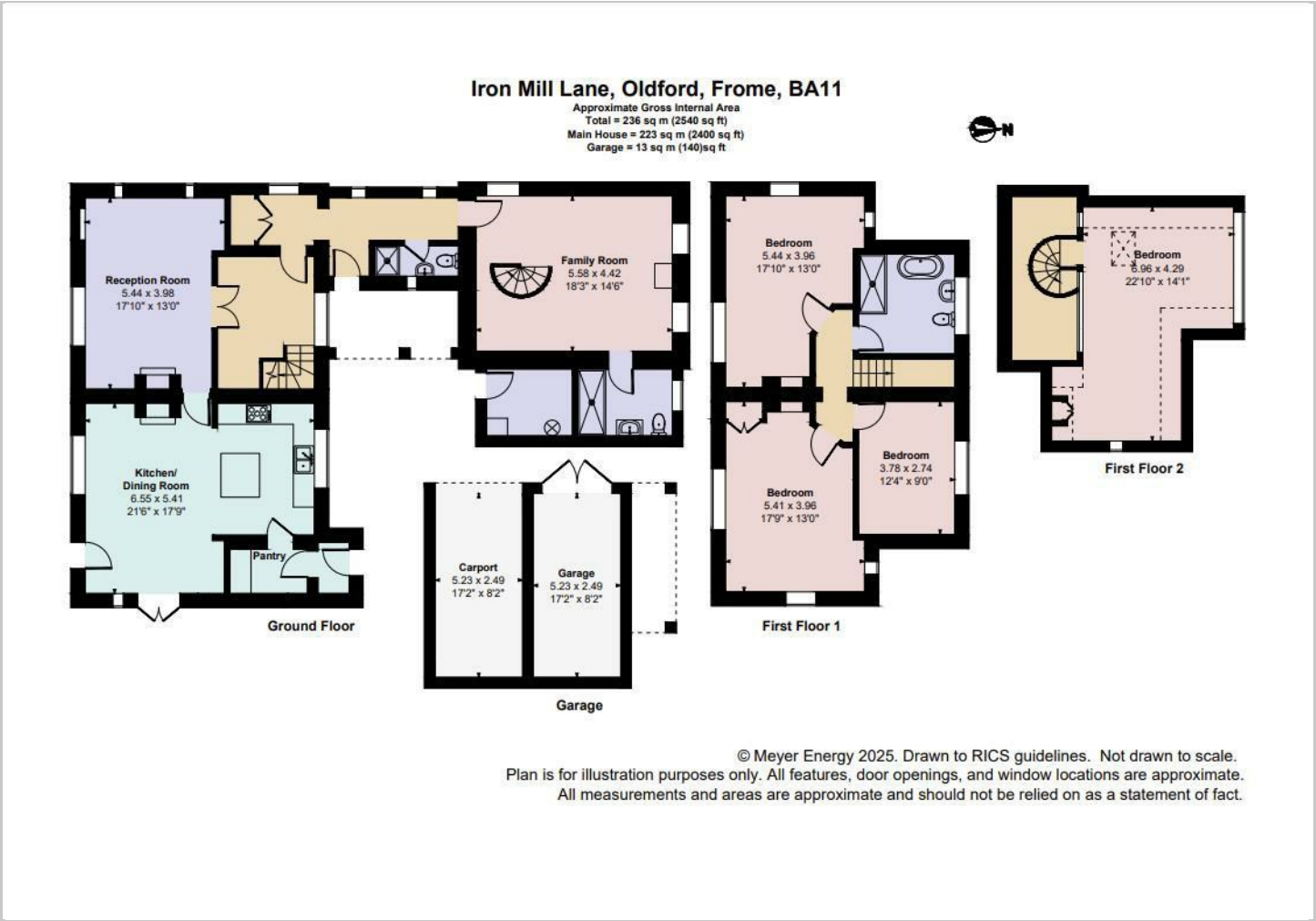
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Floor Plans



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.

Location Map



Energy Performance Graph

