



Holly Lodge, Mellis Lane

## Holly Lodge, Mellis Lane, Radstock, BA3 5SQ

- Substantial Detached Stone Built Home
- Circa 3,500 sq. Ft
- Open Plan Kitchen with Dining Area
- Sitting Room with Dual Aspect French Doors
- Utility Room and Useful Loo
- Six Bedrooms and two Loft Bedrooms
- Three Ensuite Bathrooms and a Further Family Bathroom
- Impressive Grounds of Over an Acre
- Double Garage and Gated Parking for Several Cars
- Planning Permission 22/03173/FUL



A truly unique stone-built family home, beautifully renovated and offering exceptional space, flexibility and style.

Tucked away along a country lane on the edge of Radstock, this impressive, detached home enjoys the best of both worlds – a peaceful setting while remaining just moments from local schools, shops, cafés and everyday amenities.

Lovingly and thoughtfully renovated, this is a home designed for modern living. Whether you're hosting family celebrations, entertaining friends or simply enjoying a quiet evening in, the generous living spaces adapt to every occasion.

At its heart is a stunning kitchen and dining space, complete with quality integrated appliances, a wraparound island and French doors opening onto the garden – the perfect spot to enjoy your morning coffee. Across the hallway, the elegant dual-aspect sitting room stretches from front to back, centred around a cosy fireplace and with French doors opening onto both gardens, allowing indoor and outdoor living to flow seamlessly on sunny days.

Practicality has been given just as much thought, with a spacious utility room leading directly to the double garage, while a stylish cloakroom completes the ground floor.

Upstairs, the flexibility of this home really comes into its own. There are six generous double bedrooms four bathrooms (including three ensuite), creating endless possibilities for growing families, guest accommodation or working from home.

The second floor offers even more adaptable space, with two further double bedrooms, an additional reception/landing room and a study area that could become a home office, games room, studio or teenage retreat.

Outside, landscaped gardens wrap around the property, filled with mature planting, colourful borders and seating areas where you can relax and enjoy the surrounding countryside. A double garage and gated parking for several vehicles complete this outstanding home.

Homes offering this level of character, quality and versatility rarely become available - combining rural charm with modern family living. Please do call us to arrange your viewing.



**Radstock** is a former coal mining town sitting roughly eight miles southwest of Bath at the northern edge of the Mendip Hills. Its identity is shaped by the Somerset Coalfield, The Somerset and Dorset Railway and chapel life which still shows in the stone terraces, reclaimed slag heaps and the Radstock Museum in the former Victorian market hall. The town pairs with neighbouring Midsomer Norton. The two share the secondary schools, Writhlington School, Norton Hill and Somervale, and nearby supermarkets plus leisure facilities, but Radstock keeps a distinct centre clustered around The Street, and the old railway bridge that now carries the Colliers Way. The town is perfectly placed for commuting to both Bristol and Bath. Railway stations at Bristol Temple Meads and Bath Spa provide access to London and the national rail network. Access to both the M4 and M5 is within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World





## ROOM DIMENSIONS

### Ground Floor

ENTRANCE HALL 7'9" x 28'4"

LOO 2'9" x 6'1"

SITTING ROOM 18'3" x 28'4"

KITCHEN/DINING ROOM 17'8" x 28'4"

UTILITY ROOM 6'11" x 9'4"

### First Floor

LANDING 17'11" x 17'8"

BEDROOM 12'2" x 13'6"

ENSUITE 6'4" x 6'11"

BEDROOM 18'2" x 14'3"

WALK IN WARDROBE 5'5" x 8'0"

ENSUITE 7'10" x 10'2"

BEDROOM 9'8" x 10'1"

BEDROOM 11'3" x 13'7"

BATHROOM 5'10" x 8'8"

LOBBY 8'0" x 3'10"

BEDROOM 8'3" x 9'11"

BEDROOM 9'7" x 13'3"

ENSUITE 8'1" x 6'10"

### Second Floor

RECEPTION ROOM 15'6" x 11'10"

BEDROOM 11'5" x 11'10"

STUDY AREA 6'6" x 11'10"

BEDROOM 10'11" x 11'10"

### Outside

DOUBLE GARAGE 18'9" x 18'4"

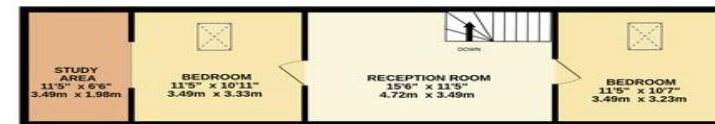
GROUND FLOOR  
1508 sq.ft. (140.1 sq.m.) approx.



FIRST FLOOR  
1493 sq.ft. (138.7 sq.m.) approx.



SECOND FLOOR  
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 3503 sq.ft. (325.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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