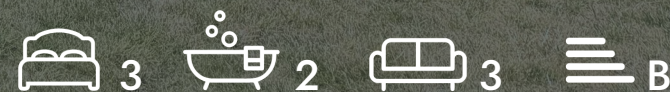




5, The Barn Garden, Frome, BA11 3NY
£850,000





Situated in the peaceful, picturesque village of Great Elm, 5 The Barn Garden is an exceptional contemporary home that seamlessly blends agricultural-inspired architecture with refined luxury. Part of a secluded, exclusive enclave reflecting the site's farming heritage—with asymmetric lines, Dutch barn influences, and textured brickwork—this individual property has been further enhanced by the current owners to create an immaculate, highly efficient, and deeply comfortable family home.

Ground Floor

The welcoming entrance hall leads to a ground floor that offers a balance of cosy relaxation and impressive entertaining spaces. The generous dual-aspect living room provides a tranquil retreat at the end of the day. At the heart of the home lies the light-filled open-plan kitchen, dining, and family area. Designed around a central island and anchored by a cosy wood-burning stove, large sliding glass doors open directly onto the terrace to draw the surrounding countryside in. A practical utility/boot room with independent side access and a stylish cloakroom (featuring specialist wall finishes by Lucie & Annabel) complete the ground floor.

First Floor

Upstairs, the principal suite is an indulgent sanctuary complete with a dedicated dressing room and an en-suite shower room. Two further well-proportioned double bedrooms are served by a luxurious main family bathroom. A bespoke fitted study by Sharps—backed by a 10-year guarantee—offers a beautifully organised workspace for working from home.

Decorative Finish & Lighting

The home's interiors have been elevated with custom panelling and a hand-selected Farrow & Ball palette, executed largely by Bath Painters & Decorators. Statement Jim Lawrence light fittings currently feature throughout (available via separate negotiation).

Award-Winning BALI Gardens & Grounds

A true hallmark of 5 The Barn Garden is its remarkable outdoor space, which achieved two Silver Medals at the 2026 BALI National Landscape Awards (Domestic Garden Construction under £50k, and Soft Landscaping).

Professionally designed and executed by a local specialist in partnership with the owners, the garden features an extended main patio alongside a secondary rear seating area, creating a series of distinct outdoor rooms. The planting is an inspired hybrid of South African, Mediterranean, and classic English country species—drought-tolerant, structural, and blooming with year-round interest. As evening falls, subtle atmospheric lighting bathes the garden in a warm glow without disturbing the tranquil rural surroundings.

To the front, established hedging offers growing privacy, accompanied by off-street parking for three vehicles.

Energy Efficiency & Climate Control

Built for sustainable, low-cost living, the property holds an impressive EPC B rating supported by comprehensive green technology:

- Toshiba Haori Climate Control: High-wall units fitted in the kitchen/diner and all bedrooms. These A+++ rated, whisper-quiet systems offer heating, cooling, UV purification, and filtration, styled with customizable fabric covers matched to the interior decor.
- Underfloor Heating: Laid throughout the entire ground floor and all upstairs bathrooms, powered by a high-efficiency Grant Aeron3 air-source heat pump.
- Solar PV Array: Roof-mounted panels reducing grid dependency.
- EV Charging: Dedicated electric vehicle charging point.

Location

Great Elm is a charming, tightly knit Somerset village surrounded by the rolling Mendip Hills countryside. At its heart sit the 12th-century St Mary Magdalene Church and a vibrant village hall. Neighbouring Mells is moments away, home to the renowned 15th-century pub The Talbot Inn.

Just two miles away, the vibrant market town of Frome provides extensive amenities, direct rail links, independent boutiques, artisan cafes, and celebrated cultural venues such as the Cheese & Grain. For country-club leisure, dining, and spa facilities, the historic Babington House estate is nearby.

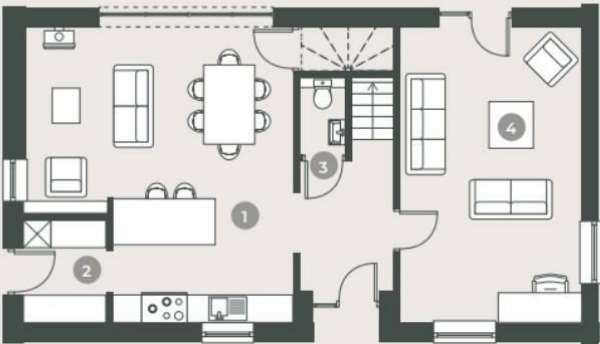
£850,000







Floor Plans



Ground Floor

1. Kitchen/dining	5.80m × 6.35m
2. Utility	1.78m × 2.15m
3. Wc	0.95m × 1.60m
4. Living area	3.95m × 6.35m



First Floor

1. Master bedroom	3.65m × 4.35m
2. Master en-suite	2.45m × 1.85m
3. Dressing room	2.05m × 1.85m
4. Study	2.05m × 2.15m
5. Bedroom 1	3.94m × 3.30m
6. Bedroom 2	3.94m × 2.98m
7. Bathroom	3.20m × 1.85m

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

