

LODESTONE



Mullions, Mell's





Mullions, Mellis

BA11 3PE

Guide Price: £1,100,000

5 
Bedrooms

2 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- A charming period detached family home
- Four double bedrooms
- Two bathrooms
- Period features
- Parking
- Double garage
- Summer House
- Desirable village location





Mullions is a pretty period property situated in the very heart of the highly desirable village of Mells. This charming and attractive detached family home enjoys easy access to the village's amenities while offering generous and versatile accommodation extending to over 2,200 sq ft. Constructed of local stone beneath a tiled roof, the property provides well-balanced living space arranged over two floors, with ample scope to extend or enhance further, subject to the necessary permissions.

The front door opens into a welcoming entrance hall leading to a beautifully proportioned dual-aspect drawing room with a feature fireplace. Adjoining this space is a study/office enjoying a pleasant outlook. The entrance hall also leads to a cosy family room/snug, which in turn connects to the kitchen. The spacious kitchen/breakfast room forms the heart of the home and is ideally suited to modern family life and entertaining. To the rear of the house are a cloakroom/WC, utility room, and a further ground floor room currently used as a bedroom, but equally well suited as an additional study or home office.

Upstairs, there are four double bedrooms, two of which enjoy views to both the front and rear. The principal bedroom benefits from an en-suite shower room, and there is also a well-appointed family bath/shower room. The guest bedroom enjoys particularly delightful views over the village duck pond.

Outside

The property is elevated and set back from Woodlands End, enjoying attractive views towards the village duck pond. A large driveway provides ample parking and leads to a detached double garage with an electric up-and-over door. The front garden features well-stocked raised flowerbeds and an established hedgerow offering a good degree of privacy. Gated access on either side of the property leads to the rear garden.





The rear garden is private and enclosed, with a paved terrace immediately to the rear of the house — ideal for outdoor dining — leading up to a generous lawn, vegetable beds, and a timber summer house. The established garden provides an excellent opportunity for keen gardeners to create something truly special. A practical workshop/potting shed offers useful additional storage or workspace.

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.

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



Transport

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

Mullions falls within the catchment area for several local primary schools, including Mell's Church of England First School, Leigh on Mendip First School, and Stoke St Michael Primary. Frome is home to Avanti which is a secondary school which has been awarded 'outstanding' by Ofsted. Reputable nearby independent schools include All Hallows and Downside.

Directions

BA11 3PE

What.Words: [///vocal.diplomat.wildfires](http://vocal.diplomat.wildfires)

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: G

Guide Price: £1,100,000

Tenure: Freehold

PART B

Property Type: 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: Mains

Heating: Gas

Broadband: 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: Spaces for numerous cars

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: The vendor is not aware of any restrictions. However, we would recommend that the purchasers engage the services of a Chartered Surveyor to confirm.

Rights and Easements: N/A

Flood Risk: Low from Rivers/Seas and Surface water

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: E

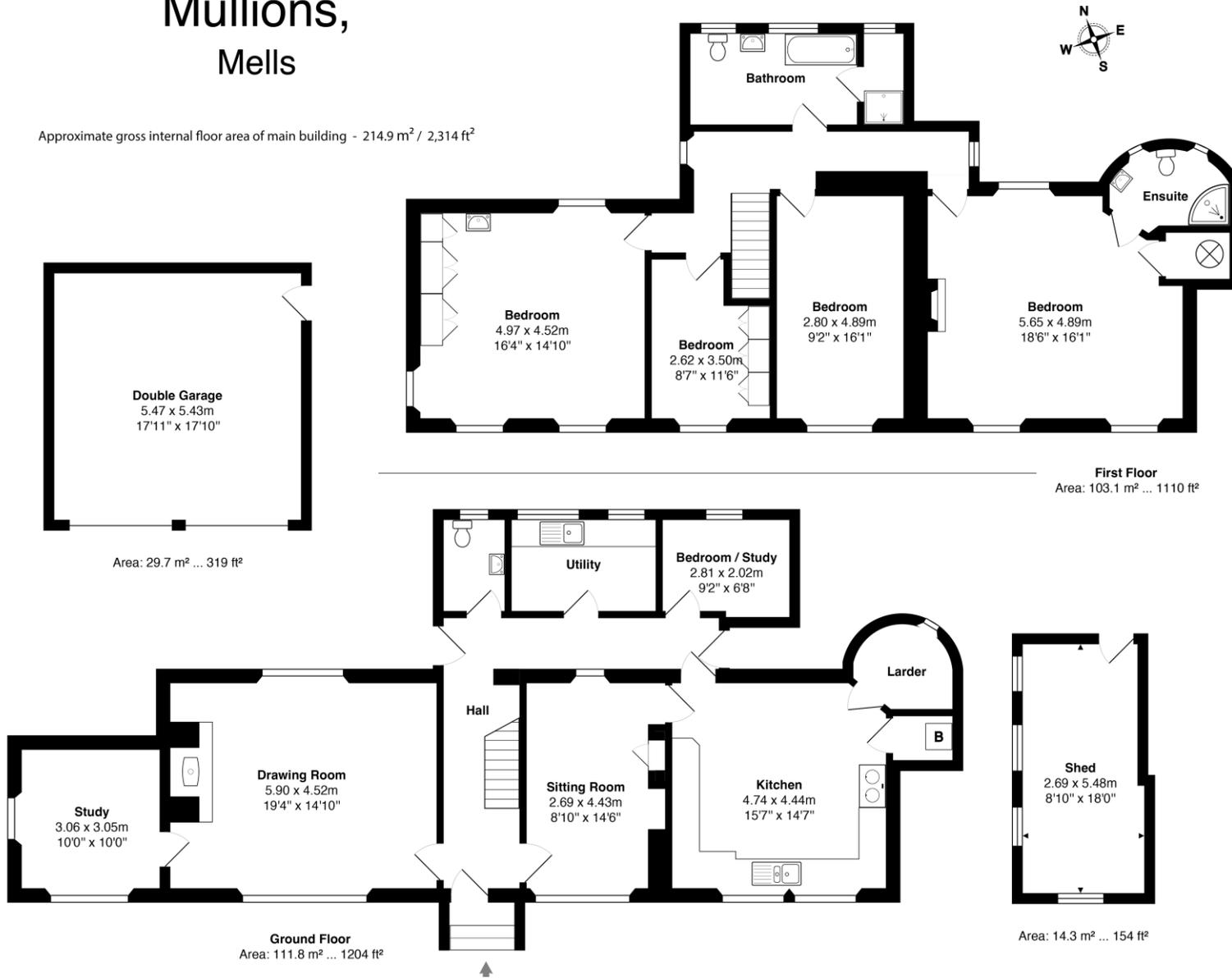
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



Mullions, Mells

Approximate gross internal floor area of main building - 214.9 m² / 2,314 ft²



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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