



Hillside Cottage Elm Lane, Frome, BA11 3NY
£950,000





£950,000

A rare opportunity to acquire a unique sanctuary, cherished by its current owners for nearly 40 years, this exceptional property is located in Great Elm, a highly sought-after village near Frome. Hillside Cottage is perfectly situated on a peaceful lane leading to the village duck pond. Offering four bedrooms, two receptions, and extensive outdoor space, early internal viewing is essential to fully appreciate the unexpected scale and unique character this secluded home offers.

Internal Detail: A porch leads to an entrance hall with a cloakroom and utility storage. The spacious, fully fitted kitchen has an integrated oven and hob. Adjacent is a substantial open-plan sitting/dining room, which showcases a impressive fireplace. The property flows effortlessly through double doors into a large conservatory, which is used effectively as a dining room and additional family room, providing panoramic views across the valley-side garden. The first floor boasts four bedrooms, including a significant master suite with a large en-suite and double doors opening onto a charming balcony. There is also a complete family bathroom.

The Extensive Gardens and Ancillary Buildings: The property is truly defined by its remarkable garden—a private and magical space cascading down the valley side. It features mature trees, extensive planting, and a substantial terraced seating area.

Included within the grounds are two separate, quality timber buildings, both with power and built to Scandinavian residential standards, imported from:

1. **Elevated Home Office:** An atmospheric timber cabin with a balcony and superb woodland views, currently used as an office.
2. **Garden Chalet:** Located at the base of the garden, offering flexible space, a mezzanine loft, and en-suite facilities—perfect as a studio, guest room, or playroom.

Workshop & Parking: The property benefits from parking and a generous garage, which has historically been used as a pottery studio and is currently a workshop, but is readily adaptable back to garage use.

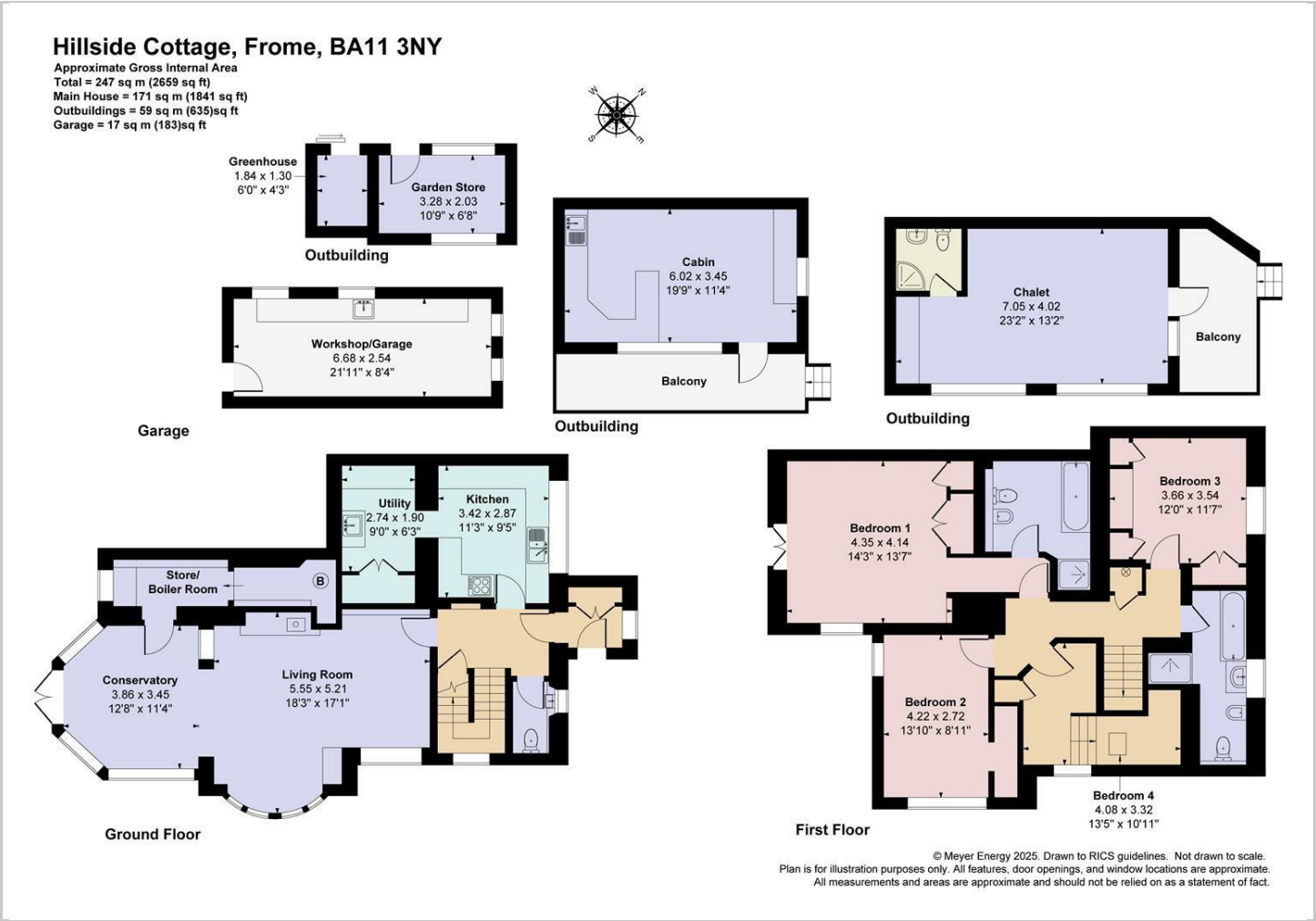
Location: Situated close to the artistic town of Frome, this idyllic village location offers the best of both worlds: a tranquil retreat with easy access to Bath, Bristol, and excellent local schools in villages like Mells and towns such as Bruton and Wells.







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

