



**MELLS, FROME, BA11**  
£3,500 per month\*

**Carter Jonas**



# BILBOA, MELLS, FROME, SOMERSET, BA11 3QA

A beautiful period village home in the pretty village of Mells, south of Bath with a one bedroom annexe and lovely gardens with small paddock.

- Kitchen
- Dining Room
- Sitting Room
- Living Room
- Cloakroom
- Utility Room
- 4 Bedrooms
- 3 Bathrooms
- Garden
- Driveway parking
- One bedroom Annexe

## THE PROPERTY

An extremely pretty period detached house in the picturesque village of Mells, some 3 miles from Frome and 13 miles south of Bath.

The house benefits from a farmhouse style kitchen with appliances of oven, fridge, dishwasher and freezer, dining room, sitting room, study/second sitting room, WC, Utility Room and boot room on the ground floor and 4 bedrooms and 3 bathrooms on the first floor.

There is a one bedroom annexe which has a dishwasher in the kitchen, along with a living room with log burner, a double bedroom and bathroom.

The beautiful, peaceful, mature gardens are to the front of the house and there is a small paddock just opposite which could be used for ponies or for chickens. There is a wooden garage and driveway parking for ample cars.

Mells is a very quiet and pretty village and the property is tucked away in a secluded location and has a village shop/post office, infant school and popular village pub, The Talbot, serving quality food. There is also a bus service into Frome, Warminster and Bath. A wonderful period village family home in a most sought after location. Babington House Country Club and Hotel is also on the doorstep, offering private member club facilities. Offered unfurnished. This property has an EPC Exemption. It is heated by LPG gas and has a septic tank for private drainage.

Available for an initial 12 month tenancy





EPC Exempt. Council Tax Band G (please see Mendip District Council website for current cost)

Mains electric, LPG gas and mains water.

Septic tank drainage.

Parking: Driveway to the front and side of the house for approx. 3 or 4 vehicles.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

## ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
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Viewing	Strictly by appointment
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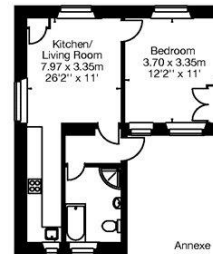
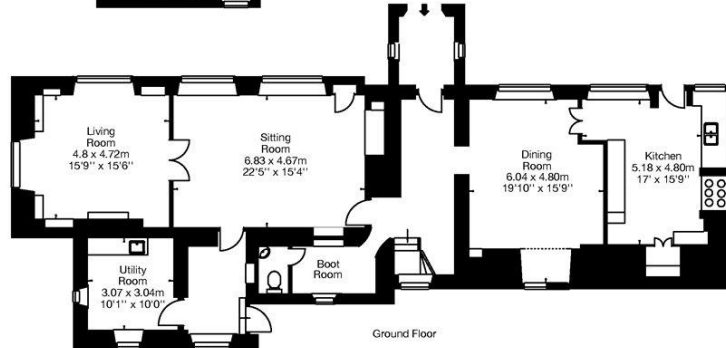
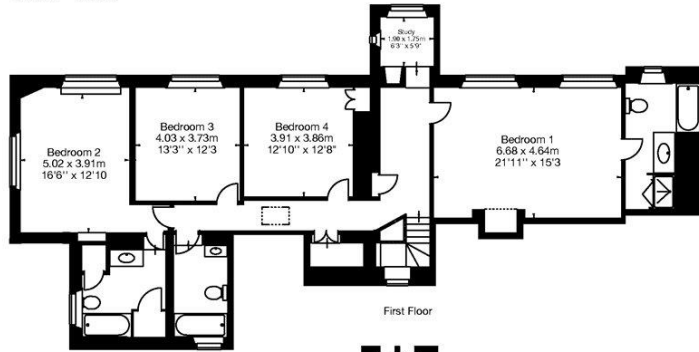
Local Authority	- Council Tax Band G
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Directions	
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Bilboa House, Mells,  
Frome, Somerset, BA11 3QA  
Approx. Gross Internal Area  
3383 Sq Ft - 314 Sq M  
Annexe  
Approx. Gross Internal Area  
429 Sq Ft - 39 Sq M



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All Measurements are approximate and should not be relied on as a statement of fact.  
Plan is for illustration purposes only. Not drawn to scale.

Ca



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Classification L2 - Business Data

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