

GREAT GREEN COTTAGE, MELLS GREEN, MELLS, BA11 3QP

£2,750 per month*

Carter Jonas

- Hallway
- Kitchen/Dining Room
- Utility Room
- Cloakroom
- Living Room
- 3 Bedrooms
- Study/baby's bedroom
- 3 Bathrooms
- Garden
- Driveway parking
- Wonderful rural views

A charming and characterful village home offering generous family accommodation, beautiful gardens and stunning countryside view



THE PROPERTY

We are delighted to offer to the lettings market this wonderful detached family home, situated in the highly sought-after village of Mells, approximately 14 miles south of Bath and just a few miles from the vibrant market town of Frome.

Mells is one of Somerset's most picturesque villages, renowned for its beautiful countryside setting, historic church, village shop and café, and the highly regarded Talbot Inn. Surrounded by rolling countryside and scenic walks, it offers an enviable rural lifestyle whilst remaining conveniently placed for Bath and Frome.

Dating back to the 17th century, Great Green Cottage combines the charm and character of its original thatched cottage with a thoughtfully designed modern extension, creating a superb family home that seamlessly blends period features with contemporary living.

The accommodation comprises an attractive entrance hall leading to a spacious open-plan kitchen and dining room, featuring French doors opening onto the garden. The kitchen is fitted with an oven range, dishwasher and fridge/freezer, with a useful utility area providing space and plumbing for both a washing machine and tumble dryer.

The sitting room is located within the original part of the house and is a particularly charming space, centred around a magnificent inglenook fireplace complete with a wood-burning stove.

On the first floor are three double bedrooms, together with a study or small child's bedroom. All three principal bedrooms benefit from their own en-suite bathrooms, providing excellent flexibility for family living.

Outside, the property enjoys a long driveway offering ample off-road parking, together with delightful gardens and far-reaching views across the surrounding countryside. This is a rare opportunity to rent a truly special home in one of Somerset's most desirable villages.

Offered Unfurnished. Rent: £2,750 per calendar month

EPC Rating: Band D Council Tax: Band D (please refer to Somerset Council for current charges)

Services: Mains electricity, metered mains water, LPG gas and septic tank drainage Parking: Driveway parking with additional parking to the rear. Internet & Mobile: Please refer to the Ofcom website for coverage and speeds. The property features a thatched roof and pond within the garden

There is a kitchen garden and additional adjoining land beyond the fence which remains in the ownership of the landlord.

Holding Deposit: £634.61 (equivalent to one week's rent, deducted from the first month's rent)

Security Deposit: £3,173.07 (equivalent to five weeks' rent)



ADDITIONAL INFORMATION

Viewing	Strictly by appointment
Local Authority	- Council Tax Band D
Directions	







Great Green Cottage

Approximate Gross Internal Area (Excluding Attic Eaves)
197 sq m / 2120 sq ft

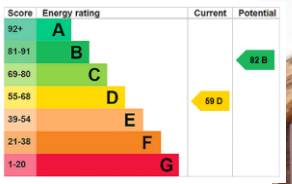


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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IMPORTANT INFORMATION

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