

40 Longfield,

Mells, BA11 3PZ

COOPER
AND
TANNER



£250,000 Freehold

3 1 1 EPC D

Description

Tucked away adjacent to open fields in this highly sought after village, 40 Longfield in Mells is an incredible opportunity to purchase a house requiring some modernisation and offering the potential to make your own.

The front door opens into an entrance porch which opens into a good size entrance hall. The kitchen is open plan with the dining area, an excellent configuration for family life and anybody who enjoys entertaining. There are a range of wall and base units, room for appliances and space for a table and chairs. The living room is an excellent size with dual aspect windows and a wood burning stove. There is also a conservatory, a downstairs cloakroom, large utility and boot room on the ground floor.

On the first floor there are three bedrooms, two large doubles and a good size single, in addition to the family bathroom.

Outside

There are attractive mature gardens that offer areas of lawn, plenty of beds, a patio/seating area and a greenhouse. The gardens overlook neighbouring countryside, a very special spot indeed.

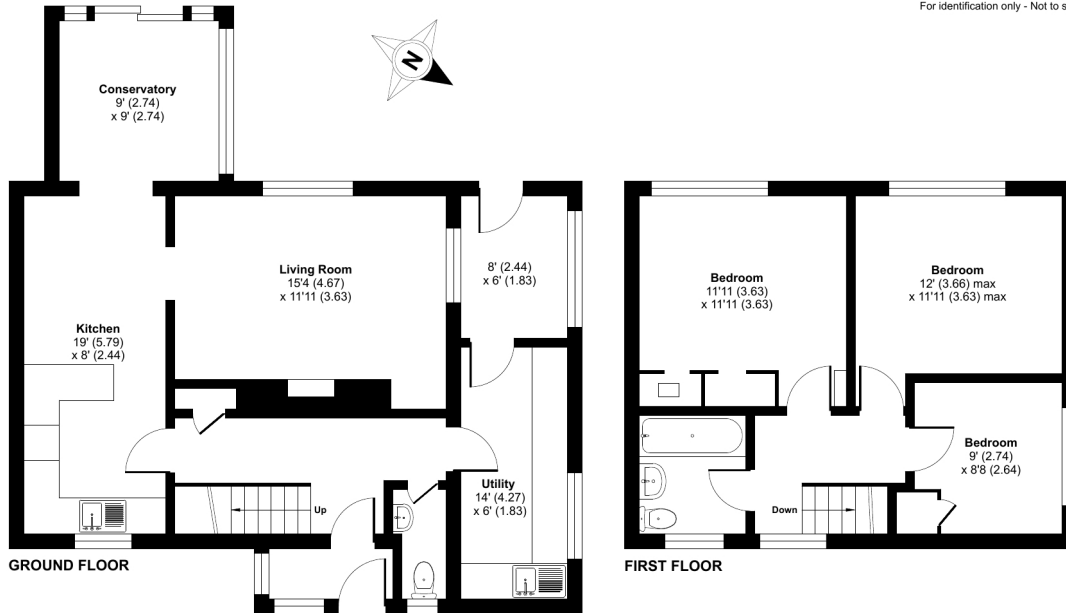
Location

Mells continues to be one of the most sought-after villages in the area. The village offers a junior school, a public house of excellent reputation and local Post Office/shop. The country house hotel of Babington House is just two miles, as is The Newt, and the market towns of Frome and Bruton are within a short drive. Railway connections at Frome and Westbury for London Paddington and Warminster and Gillingham for London Waterloo.

Longfield, Mells, Frome, BA11

Approximate Area = 1186 sq ft / 110.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1109784



Features

- Set in the sought-after village of Mells
- Adjacent to open fields
- Attractive mature gardens
- Conservatory
- Requiring some modernisation
- Oil and electric central heating
- Mains electricity, water and drainage



Local Information

- Council Tax Band B
- Tenure Freehold
- EPC Rating D

FROME OFFICE

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