



Mill Cottage, Oldford, Frome BA11 2NR Guide price £1,250,000 - £1,275,000 Freehold

COOPER  
AND  
TANNER



# Mill Cottage, Oldford, Frome BA11 2NR

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## DESCRIPTION

Welcome to Mill Cottage, an enchanting, detached period property on the edge of Frome, seamlessly blending countryside charm with modern convenience and access to local amenities. Lovingly renovated in recent years, this home is a harmonious marriage of character and convenience, set within approximately two acres of gardens and paddocks, complete with river frontage and private fishing rights.

Approached via a private road, Mill Cottage offers plentiful secure driveway parking, a single garage with double wooden doors, and an attached car port with a wood store.

From the moment you step inside, tall ceilings and spectacular views across the gardens and paddocks greet you.

The entrance hall, with its beautiful slate flooring, sets the tone for the thoughtful design throughout. To the right you will find a small shower room and through to an impressive living room with engineered oak flooring, a wood-burning stove and dual-aspect windows. Adjoining this is a shower room and an impressive double bedroom accessed via a striking cast iron spiral staircase. This bedroom boasts floor-to-ceiling glass on one wall, framing stunning garden views—perfect for a home business, relative or as a potential Airbnb suite.

The inner hall leads to the heart of the home, via a generous and airy stairwell. Double doors open into a dual-aspect living room, featuring another wood-burning stove and views over the formal gardens and paddocks. Adjacent is the kitchen/dining area, a showstopper with triple-aspect windows, slate flooring, and a range of quality kitchen units topped with solid oak worktops. Highlights include a Belling range oven, integrated dishwasher, and a central island ideal for entertaining. The space is ideal for large families or for those who enjoy entertaining. Double doors lead seamlessly onto the gardens, while a utility room with pantry space and room for an American-style fridge freezer completes this space.

Upstairs in the main house, you'll find three generous double bedrooms, each brimming with natural light. All have vaulted ceilings, a

serene sense of space and are neutrally decorated throughout. The two larger rooms have dual aspect views and feature fireplaces. This floor also boasts a luxurious bathroom featuring a roll-top bath, traditional sanitary ware and a separate walk-in shower.

## OUTSIDE

The formal gardens are a delight, with a large seating area perfect for al fresco dining or summer gatherings. There is a spacious lawn, dotted with mature trees—including fruit-bearing apple and pear. Beyond the river lies over an acre of paddocks, complete with gated vehicular access, making this property ideal for equestrian pursuits or smallholding potential. This wonderful home has the added bonus of a natural swimming creek in one of the paddocks, ideal for those who are interested in wild swimming, and there is a high-quality fly fishing on the waterfront with a wide range of fish in the water.

Mill Cottage combines the serenity of country living with proximity to the bustling town of Frome. Whether you're seeking a family home, a retreat, or an investment, this exceptional property offers it all—a truly unique chance to own a piece of idyllic countryside living.

## ADDITIONAL INFORMATION

Oil fired central heating. No gas connected. Private water supply and drainage.

## LOCATION

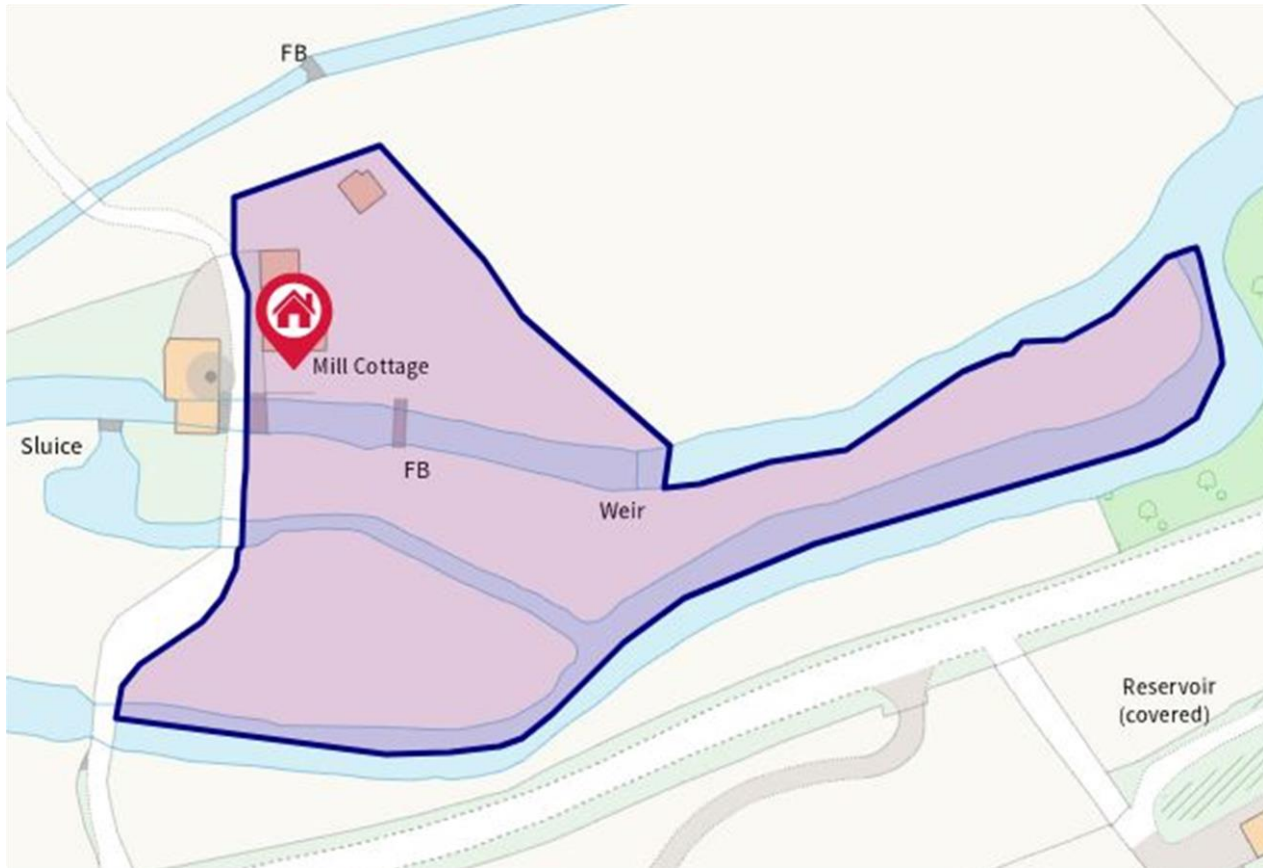
Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres, and a cinema. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.











**Local Information:** Frome

**Local Council:** Somerset.

**Council Tax Band:** G

**Heating:** Oil fired central heating.

**Services:** Private water supply. Private drainage.

**Tenure:** Freehold.



**Motorway Links**

- A303, A36
- M4, M5



**Train Links**

- Frome, Bath
- Warminster and Westbury



**Nearest Schools**

- Frome, Mells, Shepton Mallet
- Writhlington, Warminster, Wells

# Iron Mill Lane, Oldford, Frome, BA11

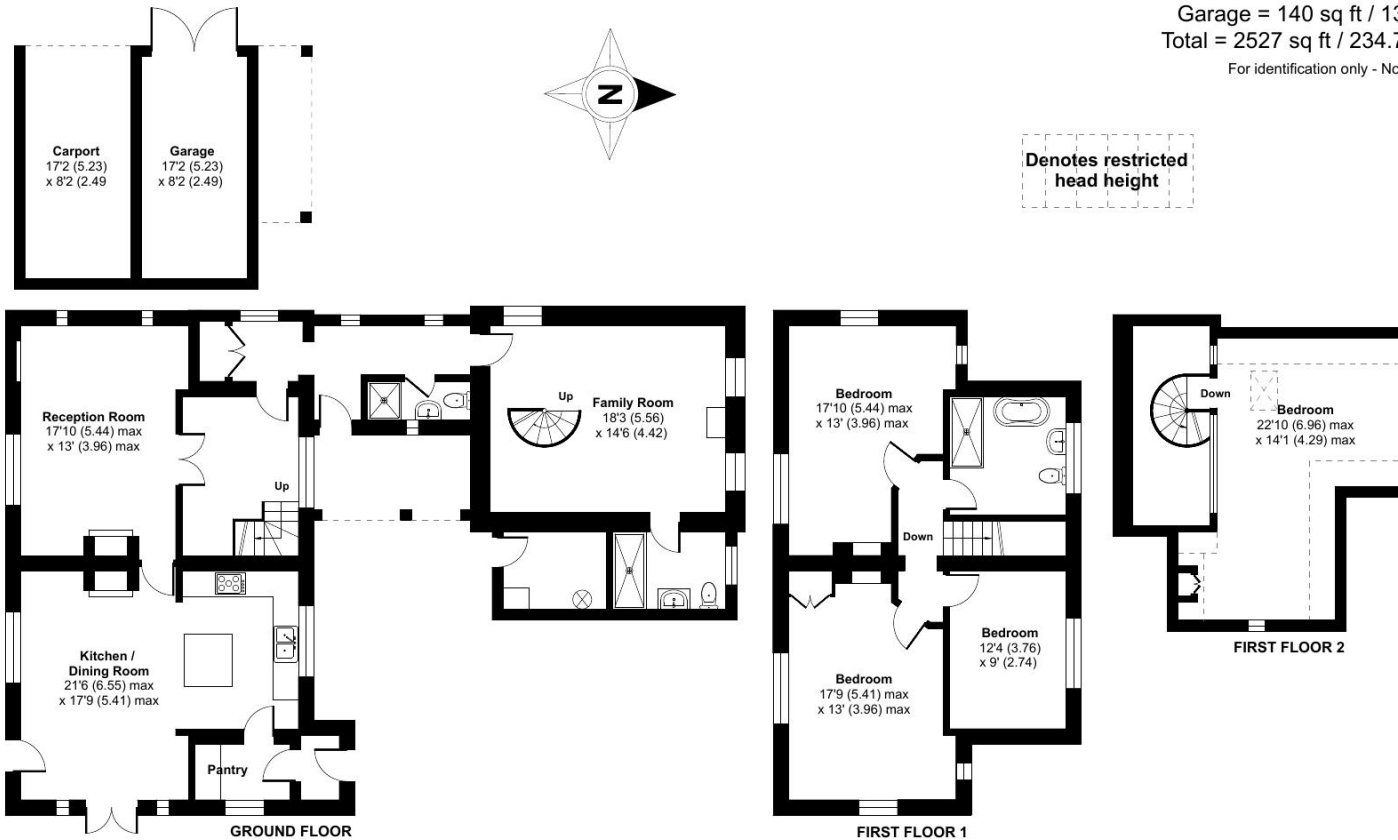
Approximate Area = 2307 sq ft / 214.3 sq m (excludes carport)

Limited Use Area(s) = 80 sq ft / 7.4 sq m

Garage = 140 sq ft / 13 sq m

Total = 2527 sq ft / 234.7 sq m

For identification only - Not to scale



## FROME OFFICE

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