



Kavisa House, Mells, Frome BA11 3QN

£999,000 Freehold

COOPER
AND
TANNER



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Description

Kavisa House is an attractive, stone built, detached family house that enjoys an extensive plot backing onto open fields within the highly sought-after village of Mells. There is well proportioned and naturally light accommodation throughout the house and there is scope to create more living accommodation within the fantastic, detached, 800 square feet single storey outbuilding in the gardens.

You enter the home into the hallway which provides access to the kitchen/breakfast room with utility off, the main drawing room with dining room off, and downstairs WC. The kitchen is a fantastic space with scope to modernise. There are currently a range of oak fronted wall and base units and space for freestanding appliances. There is also a seating area, separated by a peninsular unit with additional shelving and storage below. The kitchen has a beautiful outlook over the front garden. From here, there is access to the utility room which is very well equipped with further wall and base units and a basin. There is a door leading out to the patio seating area. Off the entrance hallway, there is the large drawing room which benefits from high ceilings and being dual aspect, allowing for lots of natural light.

There is an open fireplace and exposed stone chimney breast. From here, a door leads into the sitting room/study which again is dual aspect. There are sliding patio doors into the conservatory/sunroom.

The sunroom is a great space with a beautiful view across the rear garden. There is access from here to the dining room. The dining room is a wonderful size for a large or growing family and offers a great amount of space. From here there is a door to the entrance hall.

Stairs from the entrance hallway ascend to the first floor where you are welcomed onto a spacious and naturally light landing. From here, you have access to the five bedrooms. The master bedroom is a great size double with ample built-in storage and en-suite offering a walk-in shower, WC and airing cupboard. Bedrooms two, three and four are also great size double bedrooms and are all naturally light. There is a family bathroom on the first floor comprising a white suite with bath and shower, WC, and wash hand basin. The home is approached via a private gated driveway that leads up to the side and partially around the back of the property. There is a double garage with high ceilings and power connected - the garage is not divided into two separate rooms. From here, there is a patio seating area just outside of the sunroom and a further lawned area to the back. There is a large stone-built outbuilding which consists of one large room and three separate smaller rooms. There is huge potential here subject to the necessary consents, for Air B&B/Annexe or other uses such as an office space/home gym or equally could remain as a workshop.











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, and the market town of Frome is within a short drive. Railway connections at Frome and Westbury for London Paddington and Warminster and Gillingham for London Waterloo. Communication links are excellent with Bath and Bristol within commuting distance and the A303, A36 & M4 & M5 all within easy reach. The beautiful Somerset countryside provides a variety of leisure pursuits.



View from the garden



Outbuilding

Viewing

Strictly through Cooper and Tanner on 01373 455060.

Ref: AS 09/02/2022



Detached double garage



Local Information Mells

Local Council: Mendip District

Council Tax Band: G

Heating: Oil fired central heating

Services: Mains water and electricity. Private drainage

Tenure: Freehold



Motorway Links

- A36, A303
- M4, M5



Train Links

- Frome, Bath
- Warminster and Westbury



Nearest Schools

- Mells, Frome, Beckington, Bath
- Street, Warminster and Wells

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