



Green Acre, Iron Mill Lane, Oldford, BA11 2NR

£1,500,000 Freehold

COOPER  
AND  
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## DESCRIPTION

Occupying a coveted semi-rural position just over a mile from the thriving market town of Frome, Green Acre is a beautiful, generously proportioned detached family home offering a rare combination of seclusion and versatility, whilst also offering good road and rail connections.

Approached via electric gates, a sweeping block-paved driveway leads through immaculately maintained grounds to a generous parking area and double garage, providing secure parking for multiple vehicles.

The house itself is beautifully presented throughout, with expansive, light-filled interiors designed for modern family life and effortless entertaining. The triple-aspect main reception room is a particular highlight, complete with oak flooring, a feature wood-burning stove, and doors opening directly onto the garden. A second sitting room, also with garden access and a feature fireplace, offers further flexibility for family living.

At the heart of the home is a stylish and well-appointed kitchen, featuring sleek stone worktops, integrated appliances, ample space for dining, and dual aspect windows with views across the grounds including sliding doors onto a raised decking and seating area. Adjoining this space is a large utility/boot room and a modern ground floor shower room with w.c.

Upstairs there are five generously proportioned bedrooms, four of which are spacious doubles, with three enjoying en-suite facilities, in addition to a beautiful family bathroom with a bath and walk-in shower. The master suite is particularly impressive, with sliding doors leading to a balcony—an idyllic spot to enjoy the morning sun and far-reaching views.

Adjacent to the house, there is double garage, and two generous rooms currently serving as a home gym and office, a w.c., and a large storage cupboard. With high-speed Wi-Fi, and independent access, this area could be converted into a self-contained annex (subject to planning), ideal for multi-generational living or guest accommodation.

A substantial summer house, complete with power and currently used as a games room, offers further versatile space for leisure or work.

## Grounds & Outbuildings

One of the unique selling points of this house is its extensive plot providing a wonderful outlook from every window and ensuring absolute privacy. There are over 3 acres of the most incredible landscaped gardens surrounding the home, with multiple outdoor seating areas, mature planting, and extensive lawns offering a haven of peace and natural beauty ideal for keen gardeners and families alike, while elevated areas of the garden provide panoramic sunset views over the surrounding countryside.

Within the garden there are two greenhouses, a pill box, and a large timber shed/workshop with power which can be accessed from the road via a secondary vehicular entrance.

Two additional parcels of land to the East of the property, currently used for livestock and measuring approximately 1.5 acres combined, extend the plot to around 5 acres in total. There may be scope to explore further development potential, but prospective buyers are advised to make their own enquiries regarding planning permission.





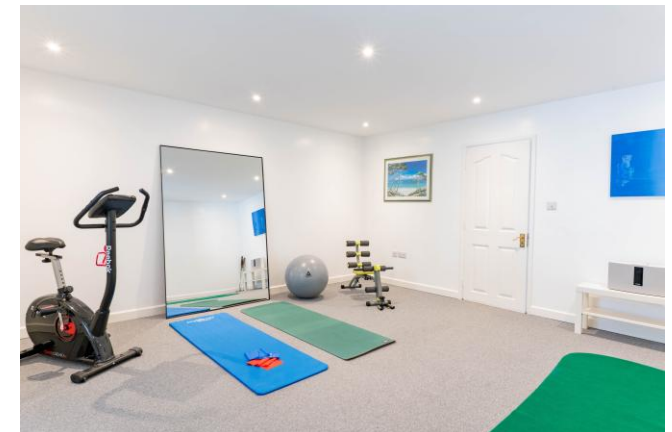












## Local Information Frome

**Local Council:** Somerset

**Council Tax Band:** G

**Heating:** Oil fired central heating.

**Services:** Private septic tank drainage. Mains water and electricity. No gas.

**Tenure:** Freehold



## Motorway Links

- A303, A36
- M4, M5



## Train Links

- Frome, Bath, Bristol
- Warminster, Westbury



## Nearest Schools

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



## Iron Mill Lane, Oldford, Frome, BA11

Approximate Area = 2999 sq ft / 278.6 sq m

Garage = 912 sq ft / 84.7 sq m

Outbuildings = 735 sq ft / 68.2 sq m

Total = 4646 sq ft / 431.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Cooper and Tanner. REF: 1267658

### FROME OFFICE

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