



Stradbrook Ford, Mells, BA11 3QG

£950,000 Freehold

COOPER  
AND  
TANNER







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 4/5  2  3 EPC F

£950,000 Freehold

## Description

Believed to date back to the 17th Century, this four/five-bedroom family size house enjoys outstanding gardens and is positioned within a quiet part of Mells. The house is offered for sale with no onward chain and represents an exciting opportunity.

Just five minutes' walk to the coffee shop and village post office and a similar five minutes' walk to the Talbot public house, this attractive family home enjoys an outlook across the extensive front gardens and over the river.

The front door, in the centre of the home, provides access into a spacious entrance hall currently used as a study. There are two large living rooms, both of which feature three windows to the front with a beautiful green outlook and each have woodburning stoves set within impressive fireplaces. The kitchen/dining room is a great size dual aspect area and open plan in arrangement with full height ceilings. There are a range of wall and base units, an electric 'Aga' and ample dining space for a large family. There is a utility room off the kitchen and a door from the kitchen opens onto the front gardens.

Also on the ground floor is a double aspect, light and airy room with double doors opening onto the gardens, making an excellent home office or additional bedroom, depending on requirements.

On the first floor there are four double bedrooms (two of which have en-suite facilities) and a family bathroom with a bath and shower over. The master bedroom is particularly impressive due to the ample fitted wardrobes, the smart en-suite shower room and the stunning views.

## Outside

Stradbrook Ford rests on a quiet country lane, within a short stroll of the centre of Mells. To the side of the house there is driveway parking for three vehicles in addition to the detached single garage.

The gardens predominantly lie to the other side of the house in addition to the wonderful space directly opposite.

The well stocked landscaped gardens to the side of the house enjoy open views towards the river and are mainly laid to lawn, bordered by an array of flowers and shrubs. A summer house provides an excellent seating area to enjoy those sunny evenings. Behind the house are mature woodlands, most of which are within the boundaries of the property.

Opposite the house there is a large area of garden which borders the river. It is mostly grass and decorated by some mature plants and trees. A portion of the land is owned by the home and the gardens that immediately adjoin, approximately half an acre, has been rented by our vendor from the Mells Estate for over 20 years at a rental of £100 per annum.

## 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.

















#### Local Information Mells

**Local Council:** Somerset

**Council Tax Band:** G

**Heating:** Oil fired central heating

**Services:** Mains electricity and water. Private drainage

**Tenure:** Freehold



#### Motorway Links

- A303, A36
- M4, M5



#### Train Links

- Frome, Bath
- Warminster and Westbury



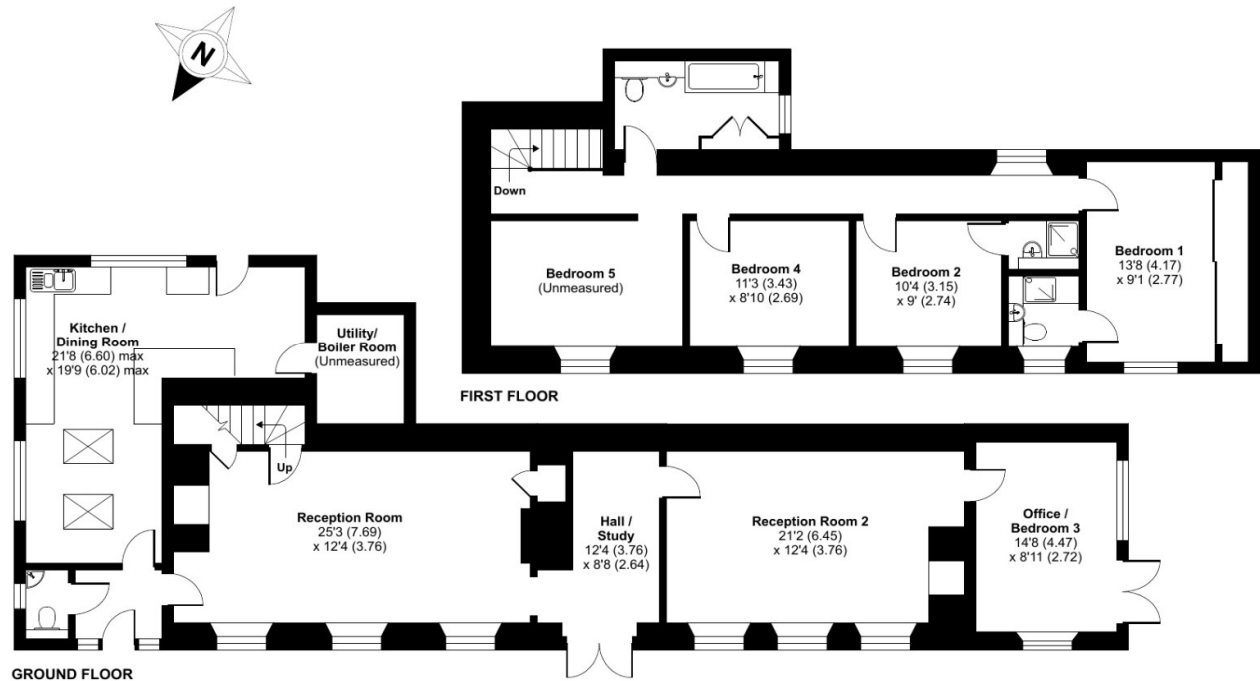
#### Nearest Schools

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

# Stradbrook Ford, Mells, Frome, BA11

Approximate Area = 2087 sq ft / 193.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Cooper and Tanner. REF: 993831

## FROME OFFICE

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