

# Station House, Mells, BA11 3PB

COOPER  
AND  
TANNER



**£560,000 Freehold**

Located in the Somerset countryside just outside the sought-after village of Mells, Station House is a characterful former station master's residence set in approximately  $\frac{1}{4}$  of an acre of mature gardens. This attractive detached property offers three bedrooms in the main house and a separate two-bedroom log cabin, making it an ideal family home with exciting holiday let potential.

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## DESCRIPTION

The property is enviably located just a five-minute walk from the exclusive Babington House and benefits from a peaceful yet accessible setting. Set back from the road, Station House is framed by a charming brick wall and wrought-iron gate, with a path leading through a well-established front garden to the entrance. Inside, the home opens into a small ante-hall, giving access to a front-facing study complete with a Victorian fireplace and large window. The welcoming sitting room features wooden floors, a corner log burner, and garden views. This flows seamlessly into the open-plan kitchen and dining area, with exposed ceiling beams, a large gas range cooker, and views over the south-easterly facing garden. A generous utility room and downstairs WC complete the ground floor.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom. Many rooms retain original fireplaces and enjoy far-reaching countryside views.

## OUTSIDE

Outside, the south-easterly facing garden is private and fully enclosed, bordered by mature trees. A gated driveway to the side of the house leads to a double garage, a workshop, and a two-bedroom log cabin - ideal for guest accommodation, multi-generational living, or as a holiday let (subject to permissions). There is ample parking for multiple vehicles.



Station House combines period charm, modern family living, and outstanding location - just moments away from the popular Colliers Way walk and cycle path, and from the culture and community of Mells, and the amenities of nearby Frome.

## ADDITIONAL INFORMATION

Mains electricity, private water and drainage, oil heating.

## LOCATION

Frome is an historic and architecturally impressive town renowned for its atmospheric streets, quirky independent shops, cafes, galleries and performing arts. Regularly featured in 'Best Place to Live...' lists, Frome is now famous for its monthly vibrant markets and surprise performances at the Cheese and Grain.

Babington House, the private members' club, with its swimming pools, tennis courts, gym, bars and restaurant is only a few minutes away. The Hauser and Wirth Gallery in Bruton and The Newt are also both within easy reach.

Connections in the area are excellent with the A37 and A303 (M3) not far away, providing access to the wider motorway network. Frome, Westbury and Warminster stations all provide regular rail services.





# Station House, Mells, Frome, BA11

Approximate Area = 1002 sq ft / 93 sq m

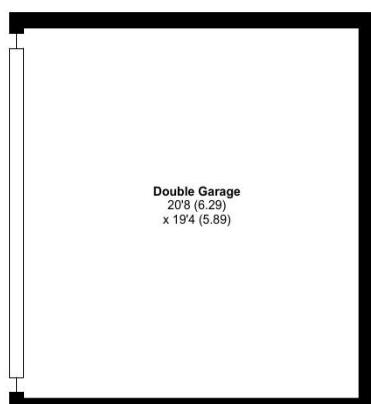
Garage = 399 sq ft / 37 sq m

Log Cabin = 345 sq ft / 32 sq m

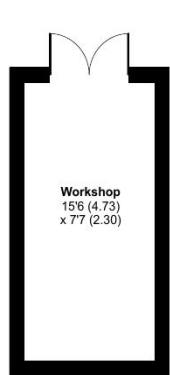
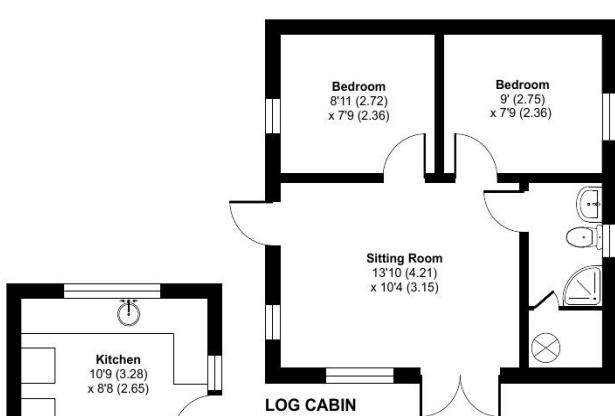
Outbuilding = 117 sq ft / 10.9 sq m

Total = 1863 sq ft / 173 sq m

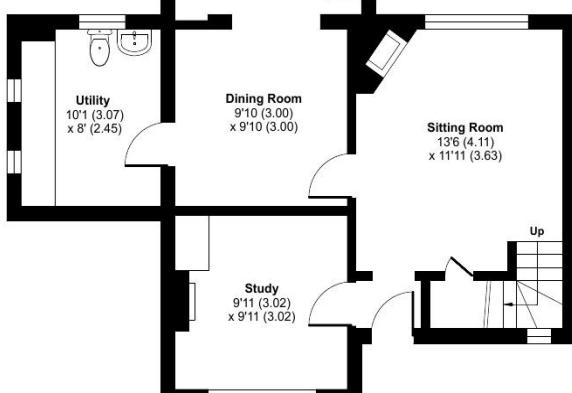
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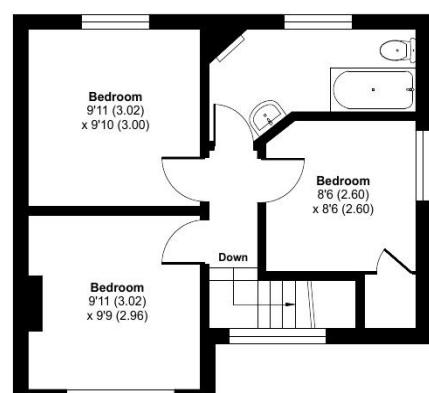
GARAGE



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



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: 1302169



## FROME OFFICE

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