



George and Dragon Cottage, Great Elm, BA11 3NY

Offers Over £760,000 Freehold

COOPER  
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# George and Dragon Cottage, Great Elm, Frome, BA11 3NY

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## Offers Over £760,000 Freehold

### DESCRIPTION

We are delighted to offer to the market this most attractive three-bedroom property, formerly the village inn, set in the tranquil village of Great Elm.

From the external porch you enter into an internal lobby with ample space for coats and boot rack. This leads into the dining room with double aspect windows, a wood burning stove (new Defra approved) with marble surround and solid oak floors with underfloor heating. This further leads to the sitting room with original cast iron open fire with marble surround, oak floor with underfloor heating.

From the dining room you enter into the study, also with working original open fire and oak floor and stairs to first floor. The kitchen is a large and light room, with fully fitted over and under cupboards including a larder cupboard, space for dishwasher, wooden surfaces, double stainless-steel sink, a Rangemaster five ring hob stove with double oven and extractor hood. Limestone floor and underfloor heating. There is a stable door to garden.

A door from the kitchen leads into the self-contained bed and breakfast suite or bedroom three depending on your requirement. This impressive, vaulted room is currently run as a well-established luxury B&B with a 100% 5-star rating. The room has a newly fitted wood burning stove (Defra approved) traditional cast iron radiator and limestone floor. It can be accessed via a stable door from the front of the property.

The en-suite bathroom has a monsoon shower in a stone tile surround, heated towel rail and Burlington sink and taps. This room also houses the washing machine and tumble dryer in a discreet louvered cupboard. The bedroom has a concealed access to a large loft storage space.

Stairs lead off the study to the first floor where there are two large double bedrooms both with views across the valley, oak flooring and traditional cast iron radiators. Bedroom one has a range of fitted wardrobes. Bedroom two has an open fireplace with stone surround

(not operational). A separate family bathroom with marble floor, freestanding claw footed bath and a raised shower cubicle with antique handmade oak steps. Burlington sanitary ware. This room has a drop-down ladder access to a very large loft space, partly boarded with lights.

### OUTSIDE

The garden is situated at the rear and side of the house and has been landscaped from scratch by the current owners. It includes a sizeable rockery, a large pond stocked with goldfish and water lilies, a gazebo and a heated brick shelter constructed from Victorian brick and Roman tiled outbuilding. Of particular note, the garden has a spacious wooden cabin. Fully insulated and with electrical supply, it has been built with reclaimed timbers and windows and features a vaulted ceiling and antique Indian oak double doors that open onto a raised veranda overlooking the pond. This stunning space is a fantastic addition to what is already a great house. There is a further concealed garden shed to the rear, an additional tool shed and two sizeable dry log stores to the side of the property.

### ADDITIONAL INFORMATION

Oil and electric heating. Ground floor electric underfloor heating. Private drainage.

### AGENTS NOTE

We have been advised that there is a covenant on the property which prohibits the sale of alcohol from the premises.

### LOCATION

Great Elm is located a few miles from the historic market town of Frome with its many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities and is known for its small independent shops, artisan street markets, festival and cultural venues, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, theatres and a cinema. The cities of Bath and Bristol are within commuting distance. The nearby village of Mells has an excellent junior school and the country house hotel and members' club at Babington House, is a few miles away.



















#### Local Information Great Elm

**Local Council:** Mendip District

**Council Tax Band:** D

**Heating:** Ground floor: underfloor heating (electric),  
Oil fired central heating and two log burners

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

**Tenure:** Freehold



#### Motorway Links

- A303, A36,
- M4, M5



#### Train Links

- Bath, Frome, Castle Cary
- Warminster and Westbury



#### Nearest Schools

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



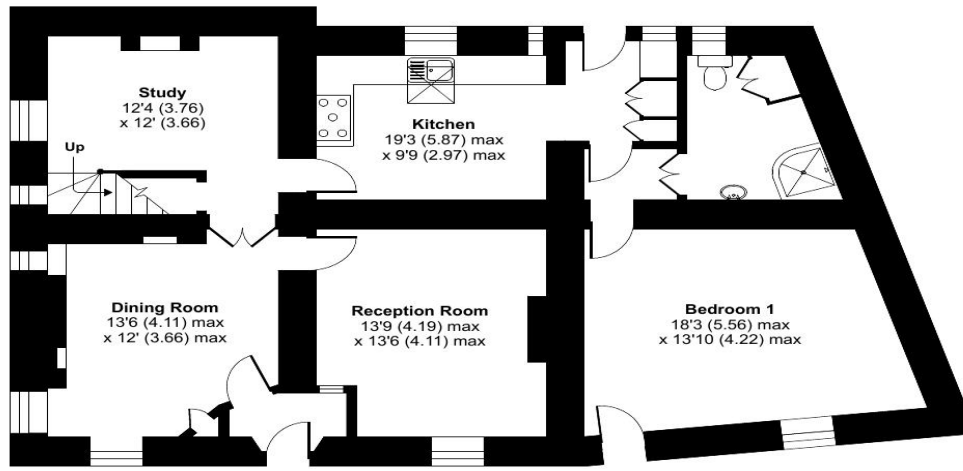
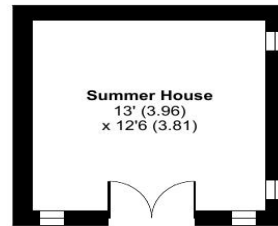
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Approximate Area = 1669 sq ft / 155.1 sq m

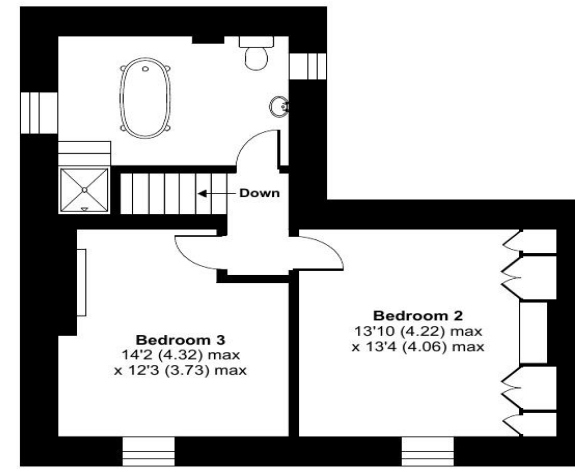
Summer House = 162 sq ft / 15 sq m

Total = 1831 sq ft / 170.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Cooper and Tanner. REF: 925229

## FROME OFFICE

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