



Prospect House, Mells, Frome, BA11 3QN

Asking price of £1,095,000

COOPER  
AND  
TANNER



# Prospect House, Mells, Frome BA11 3QN

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## Asking price of £1,095,000

Prospect House is a substantial detached family house which sits centrally on a 1/3 of an acre plot, backing onto open fields in a sought-after part of Mells.

A five-bar gate opens into a driveway bordered with Lavender and laid to stone chippings, leading to the front of the house and providing parking for several vehicles. The gardens are magnificent, having been carefully and cleverly landscaped by the current vendors. Internally the accommodation is beautifully presented, well-proportioned and naturally light.

### ACCOMMODATION

A very spacious and impressive entrance to the house creates the perfect first impression. The sitting room is a naturally light and spacious room with doors onto the gardens, doors into the garden room, space for plenty of furniture and an attractive working open fireplace taking centre stage. The kitchen/dining room is open planned, perfect for family life and indeed anybody that enjoys entertaining. There are a range of wall and base units with plenty of storage, integrated appliances, an island, room for a table and chairs and views across the gardens. Off the kitchen is a separate utility room, a W.C and access into the integral garage which provides excellent accessible storage and could be incorporated to further accommodation, subject to the usual consents. There is also a large study and a second downstairs W.C off the main entrance hall.

On the first floor there are four bedrooms and a family bathroom. The master bedroom is a particularly impressive space with dual aspect windows, an en-suite shower room and a large dressing room/walk in wardrobe area that could suit a variety of uses. The three remaining bedrooms are all double in size and enjoy views across the gardens over to the land immediately behind the house. The family bathroom is an excellent size and includes a bath and separate shower.

### OUTSIDE

The garden surrounds the house on all sides and is predominantly laid to lawn with various large borders and a raised bed running along the large south facing sandstone patio. Planting has been designed to ensure interest and colour throughout as much of the year as possible.

There are a range of fruit trees including apple, pear and plum. The planting within the borders includes mature evergreen and deciduous shrubs (including laurel, photinia, cornus, wigelia, ceanothus, skimmia, philadelphus, hydrangeas, choisyia, viburnums, ilex, magnolia, griselinia, euonymus).

There are a wide variety of shrubs, climbing and rambling roses and a mostly 'David Austin' and a range of herbaceous perennials including clematis, geraniums, peonies, asters, Astrantias, achilleas, campanulas, phlox, delphiniums, digitalis, echinaceas, sanguisorbas, grasses, hellebores, anthemis, primulas, cyclamen, sedum.

There are also many naturalised bulbs including snowdrops, crocus, muscari, narcissus, tulips, alliums, lilies in all borders and crocus/narcissus also naturalised in areas of the lawn.

There is a greenhouse with light, power and automatic vents.

### 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:** D

**Heating:** Oil fired central heating

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

**Tenure:** Freehold.



**Motorway Links**

- A303, A36
- M4, M5



**Train Links**

- Frome, Bath, Castle Cary
- Warminster and Westbury



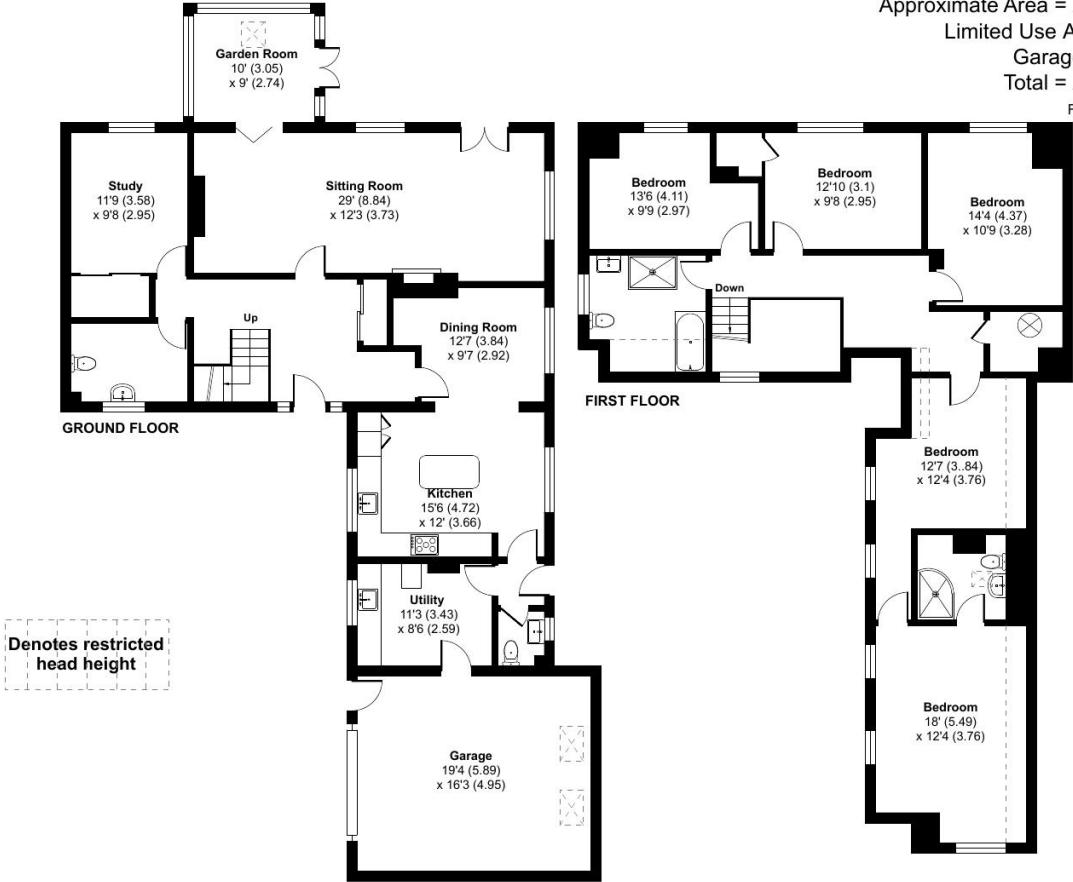
**Nearest Schools**

- Bath, Bruton, Mells, Street
- Warminster and Wells

# Prospect House, Mells, Frome, BA11

Approximate Area = 2436 sq ft / 226.3 sq m  
 Limited Use Area = 97 sq ft / 9 sq m  
 Garage = 313 sq ft / 29 sq m  
 Total = 2846 sq ft / 264.3 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). © nthecon 2024. Produced for Cooper and Tanner. REF: 1180888

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