



Drums Hill Cottage, Mells, BA11 3PX

£1,250,000 Freehold

COOPER  
AND  
TANNER



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 4  2  1  Over 0.5 of an Acre EPC N/R

£1,250,000 Freehold

## Description

Drum's Hill Cottage is an exceptionally attractive Grade II listed 18th Century Thatched Cottage which sits in an elevated position at the end of a 'no through' lane in the centre of Mells. Since our vendors purchased the home almost 30 years ago it has been improved considerably and represents a rare and exciting opportunity.

The accommodation throughout is well-proportioned and includes many period features. The kitchen/dining/family room is a wonderful space which is open plan and perfect for family life and anybody who enjoys entertaining. There are a range of high-quality wall and base units, attractive granite worktops and integrated Bosch appliances including an attractive claret coloured oil-fired Aga. There is plenty of room for a large table and chairs. Three windows, one with a built-in seat provides views out to the front of the house as well as a further aspect to the rear garden.

You have a choice of living room with two separate areas that feature wood burning stoves, ideal for the winter months. Features include terracotta quarry tiles, exposed beams and stonework, plenty of built-in cupboards and a bread oven.

There is also a large south-west facing orangery, set on two levels with flagstone flooring, providing naturally light seating with an outlook across the gardens and over to the countryside surrounding. It houses both a mature jasmine and wisteria plant and also access to a small utility room with WC.

Two staircases lead to the first floor. There are four bedrooms, two with vaulted ceilings, and a well-appointed bathroom with a bath and separate shower, with marble countertops and detailing.

## Outside

Externally, the house is approached via a quiet country lane that becomes pedestrianised. An area of ground adjacent to the cottage provides comfortable parking for multiple vehicles. The gardens are beautiful and consist of large area of lawn, a wide variety of plants, shrubs and trees, an area of copse and a choice of seating areas. To the front of the house is a tiered formal garden above a gated lane, the majority of the lawns to the southwest end behind the house. There are several sheds and a stone outbuilding as well as a boiler room.

## Agent's Note

In the last 7 years the house has been fully re-thatched, there has been a new Worcester boiler fitted, a new oil tank fitted, and a new private drainage system installed.

## Location

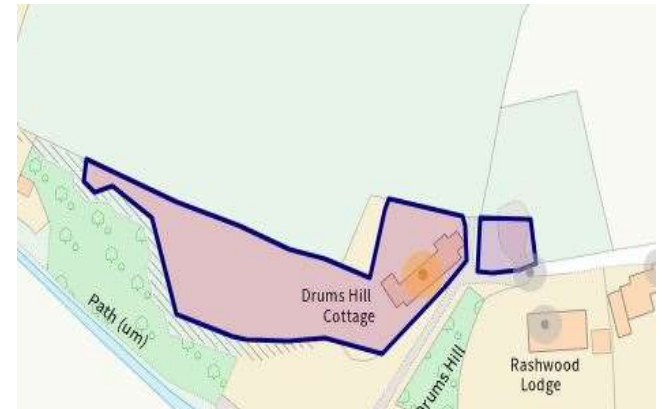
Mells continues to be one of the most sought-after villages in the area. The village offers a junior school, a public house of excellent reputation and local Post Office/shop. The country house hotel of Babington House is just two miles, as is The Newt, and the market towns of Frome and Bruton are within a short drive. Railway connections at Frome and Westbury for London Paddington and Warminster and Gillingham for London Waterloo.











#### Local Information Mells

**Local Council:** Somerset

**Council Tax Band:** G

**Heating:** Oil central heating

**Services:** Private water (Mells Estate). Private drainage - 'Condor' waste system installed in the last 5 years.

**Tenure:** Freehold



#### Motorway Links

- A303, A36
- M4, M5



#### Train Links

- Frome, Bath
- Warminster and Westbury



#### Nearest Schools

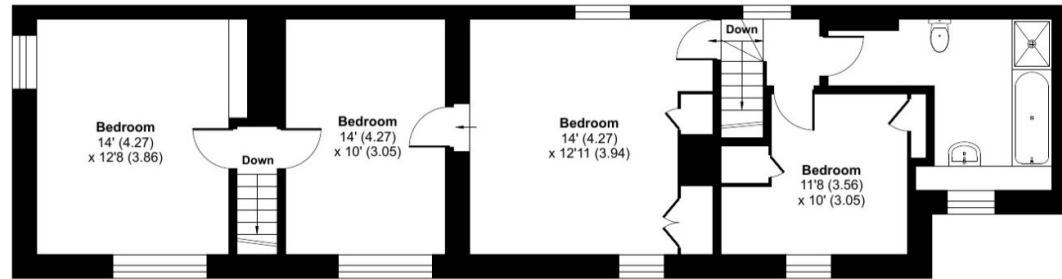
- Mells, Beckington, Bath, Bruton,
- Glastonbury, Street and Wells



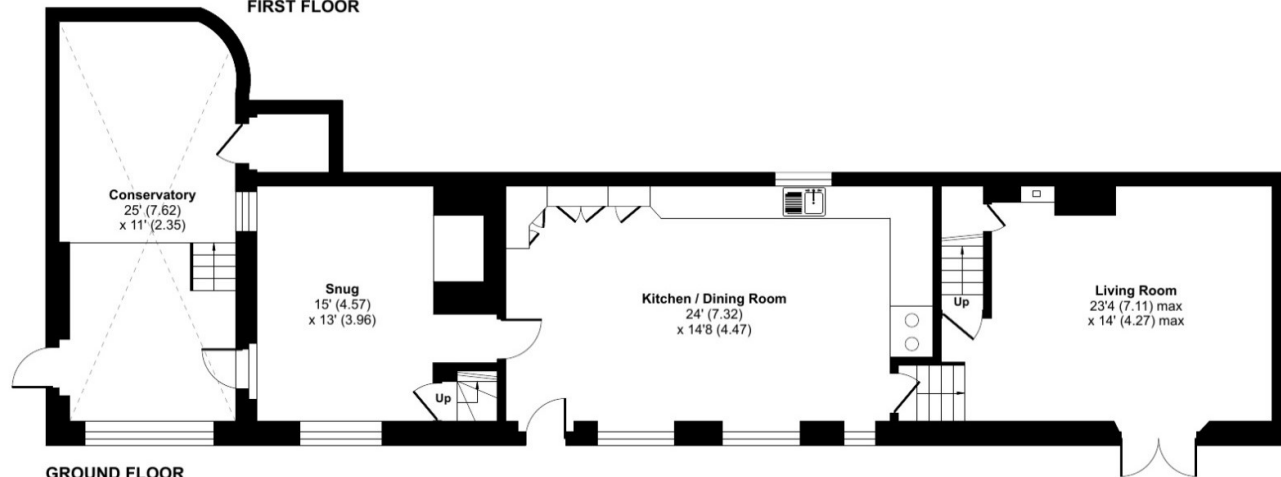


Approximate Area = 2140 sq ft / 198.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Cooper and Tanner. REF: 1101266

## FROME OFFICE

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