

Noakes Cottage,

Great Elm, BA11 3NZ



Guide price £500,000 - £525,000

Noakes Cottage is a double fronted home built in the early 19th Century with a fabulous plot, countryside views and a range of outbuildings. The house is offered for sale with no onward chain.

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DESCRIPTION

Noakes Cottage is a charming, detached period home which was originally built, we believe, in 1802 and completely renovated in 1989. Offered for sale for the first time since being built, it represents an exciting and rare opportunity.

Set within an extensive plot, measuring approximately 1/3 of an acre, the cottage enjoys far reaching views across the gardens towards the open fields beyond.

An attractive stable door to the front welcomes you into the home. The accommodation includes a dual aspect living room with a woodburning stove and views across the front and rear gardens. The dining room is a very well-proportioned space with tall ceilings, providing ample space for furniture and a large table and chairs. The kitchen is positioned to the back of the cottage and is a triple aspect room with a second woodburning stove and an outlook over the gardens. A sunroom offers a naturally light additional reception space looking over the gardens. There is also a downstairs w.c. and bedroom.

On the first floor there is an impressive master bedroom with incredible views across the gardens and over the fields beyond. Off the master bedroom there is a single bedroom and a bathroom.

ADDITIONAL INFORMATION

Electric heating. Mains electricity and water connected. No gas. Private drainage.

OUTSIDE

Noakes Cottage is approached via a country road leading from Great Elm to Mells. A gated driveway provides secure and comfortable parking for a couple of vehicles in addition to the detached garage. The garage does require work and offers opportunity for someone to use the footprint of this building to create a home office/studio/ancillary accommodation, subject to gaining all the relevant consents. The gardens are a huge selling point for this house. With 1/3 of an acre, there is a beautiful, landscaped garden and seating area to the rear, perfect for Al-fresco dining. To the front of the cottage the gardens are predominantly laid to lawn, decorated by a variety of mature trees and shrubs. At the lower part of the garden there are some old pig sheds which could be used as storage and have potential to be demolished and replaced with more usable buildings, subject to gaining planning.

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.

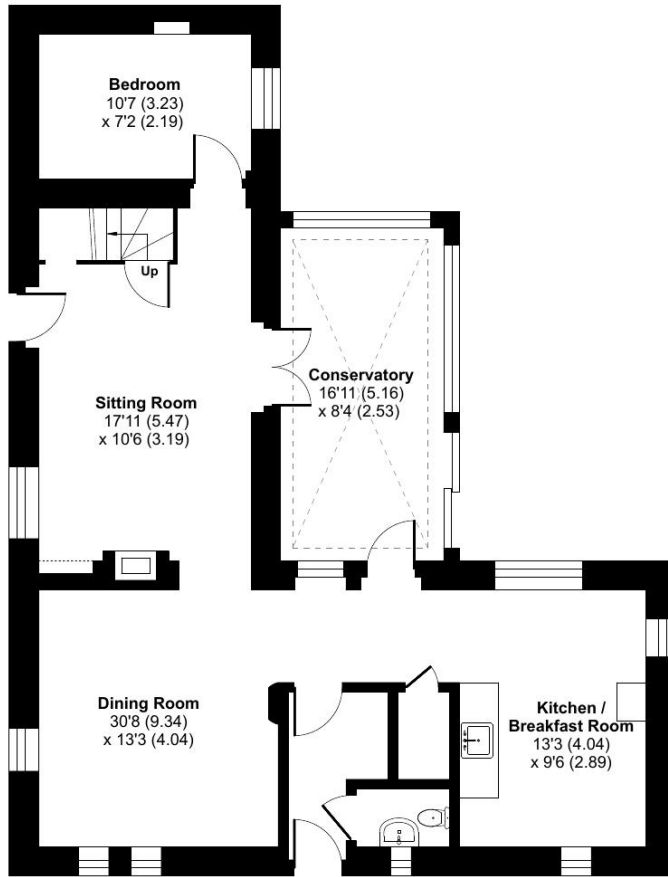




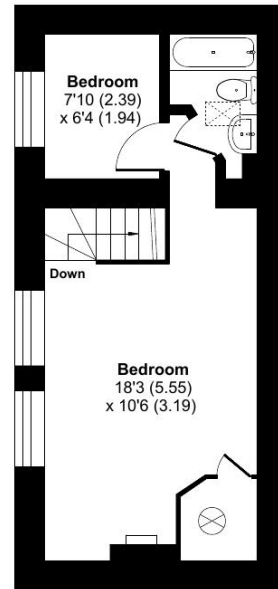
Great Elm, Frome, BA11

Approximate Area = 1184 sq ft / 109.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Cooper and Tanner. REF: 1271683



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