



The Old Police House, Mells, BA11 3PS

Guide £650,000 - £700,000 Freehold

COOPER
AND
TANNER



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 3  2  1  Approx. 0.3 of an acre EPC D

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DESCRIPTION

The Old Police House is a detached house with a fabulous plot measuring approximately 0.3 of an acre on the edge of Mells. Believed to date back to the 1960s, the house has been in the same family for almost 20 years and the house now represents an exciting opportunity for somebody to make it their own. Given the size of the plot, there is obvious development potential with the home, and we think somebody could significantly extend the house, should they require. This of course would be subject to gaining all the necessary requirements.

To the front of the house is a spacious entrance porch opening into an entrance hall. The living room is a great size and enjoys a double-sided wood burning stove, views to the front gardens and fields beyond and double doors that lead through to the dining room. The dining room provides plenty of space for a table and chairs and the window to the rear looks over the beautiful back gardens. The kitchen is a great size and adjoining the dining room, the configuration would work well for family living and indeed anybody that enjoys entertaining. There are a range of wall and base units, room for appliances and views across the back gardens. There is also a conservatory, a well-appointed utility room, downstairs cloakroom and a study on the ground floor.

On the first floor there are three bedrooms, two doubles and a large single, in addition to the family bathroom. The views from the first floor are incredible with an outlook over fields to the front, the back and the side.

OUTSIDE

Externally there is plenty of driveway parking to the front in addition to the two garages.

There are extensive gardens to the front and rear. The rear gardens are laid to lawn and decorated with a wide variety of mature plants, shrubs and trees. The gardens back on to open fields and this is a very special spot on the edge of Mells, yet within ten minutes stroll of the popular 'Talbot Inn'.

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.











Local Council: Somerset

Council Tax Band: E

Heating: Oil central heating

Services: Mains water, electricity and drainage

Tenure: Freehold



Motorway Links

- A36, A303
- M4, M5



Train Links

- Frome, Bath, Castle Cary
- Warminster and Westbury



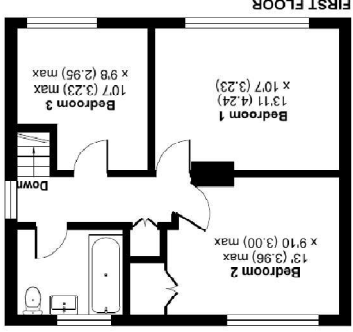
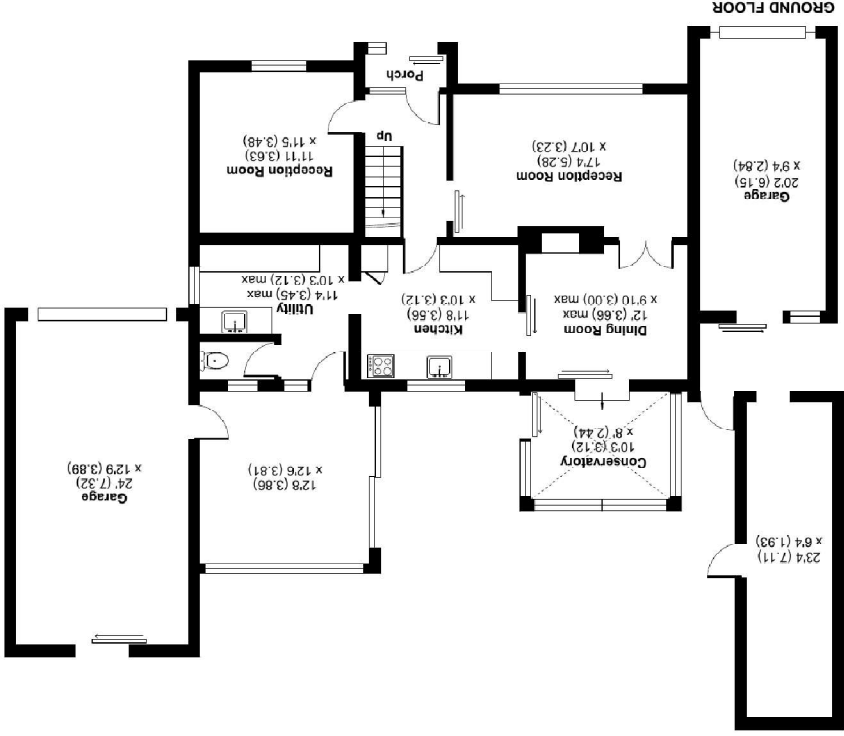
Nearest Schools

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



The Old Police House, Wells, Frome, BA11

Approximate Area = 1823 sq ft / 169.3 sq m (includes garage)
 Outbuildings = 148 sq ft / 13.7 sq m
 Total = 1971 sq ft / 183 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). © nclhcom 2023. Produced for Cooper and Tanner. REF: 97021

FROME OFFICE

telephone 01373 455060

6 The Bridge, Frome, Somerset BA11 1AR
frome@cooperandtanner.co.uk

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