

# Prospect House

Mells, Somerset



# A modern detached four/five bedroom home, in the highly desirable village of Mells.

Babington House <3 miles, Frome town centre 3.5 miles, Bath 14 miles, The Newt <15 miles  
(All distances are approximate)



4/5



2



3/4

## Summary of accommodation

### The House

**Ground Floor:** Entrance hall | Living room | Garden room | Open plan kitchen/dining room | Study/bedroom 5

Utility room | 2 cloakrooms

**First Floor:** Principal bedroom suite | 3 double bedrooms | Bathroom

### Outside

Gardens | Integrated double garage | Parking

In all approximately 0.33 of an acre



## Situation

(Distances and times are approximate)

The property occupies a tucked away position within the village, overlooking fields. The village offers the award-winning Mells café, shop & Post Office, The Talbot Inn, and The Walled Garden.



Frome's historic centre, which is renowned for its atmospheric streets, quirky independent shops, cafés, galleries, and performing arts. Regularly featured in 'Best Place To...' lists, Frome is now famous for its independent town council, its innovative health care approaches, the monthly Independent Market, vibrant community action, and the surprise performances of international stars at the Cheese & Grain.



There is a junior school in the village, whilst Downside, All Hallows and Wells Cathedral School are all within easy reach, in addition to an excellent selection of schools in Bath and the wider area.



Castle Cary, Frome and Westbury stations provide high speed rail links to London; and the property is well placed for commuting to Bath, Bristol and the wider motorway network.



## The House

The property offers well presented and proportioned accommodation, arranged over two floors which has an abundance of natural light throughout.

From the entrance hall you have the spacious living room with a working open fire, double doors onto the terrace and gardens, and double doors leading into the light and airy garden room.

The open plan kitchen/dining room is perfect for modern family living. There are a range of wall and base units with plenty of storage, a central island and integrated appliances. From the kitchen is the utility room, a cloakroom and access into the integrated double garage which provides storage.

Also on this floor is the study or bedroom 5 with a walk in wardrobe, and a large cloakroom - this could be converted to a bath or shower room.

On the first floor is the impressive dual aspect principal bedroom suite comprising a double bedroom, shower room and a large dressing room/walk in wardrobe area that could suit a variety of uses. There are three further double bedrooms and the family bathroom.

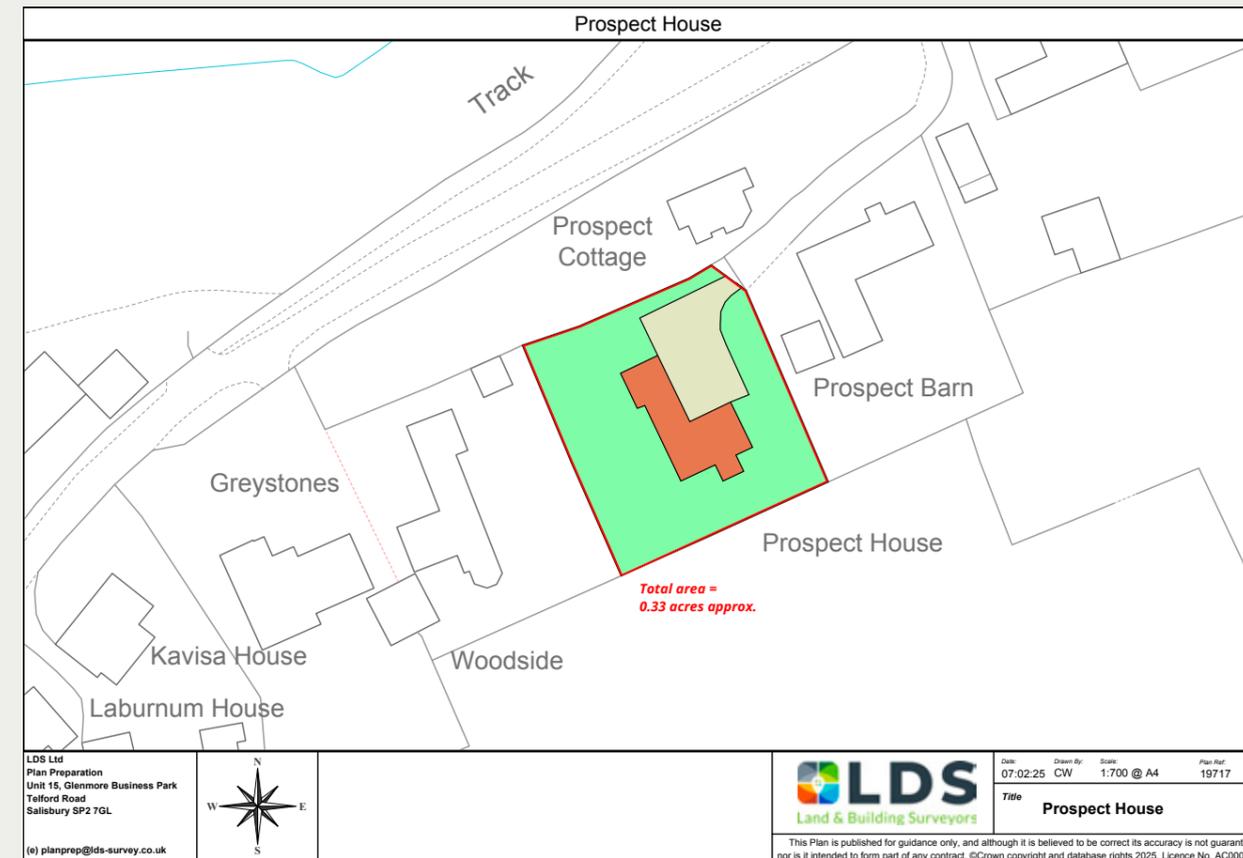
## Outside

The property is approached onto an initial section of shared driveway, which leads up to a five-bar gate opening onto the private driveway where there is parking for a few cars, in addition to the double garage.

The pretty and well maintained gardens wrap around the house, and have been carefully and cleverly landscaped by the current vendors.

Predominantly laid to lawn with various large borders and a raised bed running along the large south facing terrace. There are a range of fruit trees, mature evergreen and deciduous shrubs, climbing and rambling roses, and herbaceous perennials. Planting has been designed to ensure interest and colour throughout as much of the year as possible.

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



## Property Information

**Tenure:** We are advised that the property is Freehold.

**Services:** We are advised that there is mains water and electricity. Private drainage (sewage treatment plant). Oil fired central heating.

**Local Authority:**  
Mendip District Council – somerset.gov.uk

**Council Tax:** Band E

**EPC:** D

**Directions (BA11 3QN):** From Frome take the B3090 west and head towards Mells for approximately 3 miles, and as you approach Knaptons Hill bear right towards Mells. Turn left opposite the village shop onto Top Lane and continue onto Egypt Cottages. You will find the driveway to the property on your left hand side.

**What Three Words:** //icicles.mourner.coiling

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

## Approximate Gross Internal Floor Area

Main House: 235 sq.m / 2,533 sq.ft

Garage: 29 sq.m / 313 sq.ft

Total Area: 264 sq.m / 2,846 sq.ft (Incl. Areas of Restricted Height)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Knight Frank**

4 Wood Street

Queen Square, Bath

BA1 2JQ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

**Francesca Leighton-Scott**

01225 325 994

[Francesca.Leighton-Scott@knightfrank.com](mailto:Francesca.Leighton-Scott@knightfrank.com)

**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

**Important Notice:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated February 2025. Photographs and videos dated 2024 & 2025.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

