



# Charming cottage with river views

The Pound, Woodlands End, Mells, Nr Frome, Somerset, BA11 3PE

Freehold





Sitting room • kitchen/diner • 2 bedrooms • utility room • cloakroom • store room • Courtyard garden with river views • Japanese inspired garden • Parking

### Local Information

The Pound is located in the heart of Mells, a very popular and pretty estate village of Jack Horner acclaim, minutes from the exclusive Babington House Country Club. This quintessential Somerset village is surrounded by breathtaking rolling countryside. There are village amenities nearby to include the church, shop, school and public house. The variety of mellow stone properties complement one another and provide a much sought after setting in which to live. The nearby town of Frome meets all day-to-day needs and the cities of Bath and Bristol offer extensive leisure, educational and cultural facilities.

### About The Pound

The Pound is a very attractive attached period cottage built in mellow stone with climbing roses and a mature grape vine. The home has a bespoke fitted kitchen with granite work surfaces and an induction hob with a brushed steel extractor hood over; the kitchen opens into a spacious sitting room with fireplaces to each end and an oak wooden floor. To the first floor is a spacious landing area, master bedroom with vaulted ceilings and guest bedroom.

Both bedrooms have the use of a contemporary bathroom with a white suite and Philippe Starck fittings.

There is an outbuilding that contains the oil fired central heating system and water softener, and also has a utility room, WC and storage area. The home is beautifully appointed and has a number of fine period features to include wood burners, flagstone floors, exposed beams and latch doors.

A secure wooden door and stone wall encloses a large paved terraced garden with views over the neighbouring paddock and river Mells. At the side of the house is a well-stocked Japanese influenced garden with a large maple tree and an off-street cobbled parking space.

### AGENTS NOTE:

There is an opportunity to buy the furnishings via separate negotiation.

### Local Authority

Mendip Council: [www.mendip.gov.uk](http://www.mendip.gov.uk)

### Energy Performance

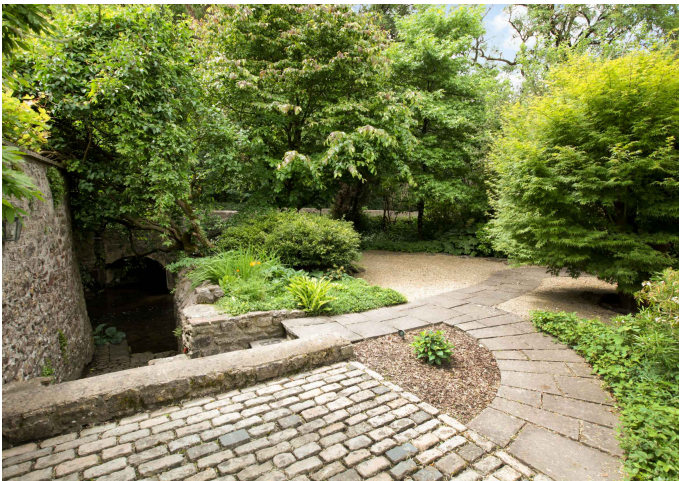
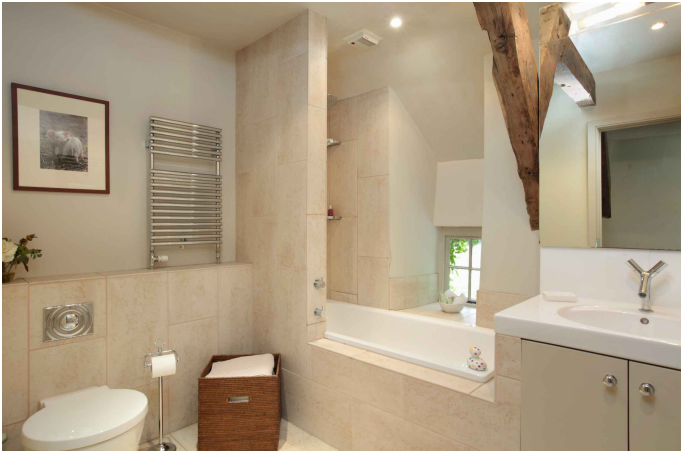
A copy of the full Energy Performance Certificate is available upon request.

### Viewing

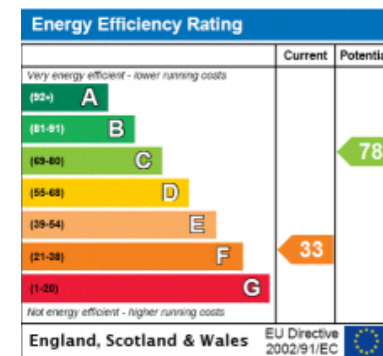
Strictly by appointment with Savills.









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