



GLEBE COTTAGE
Mells

Carter Jonas

GLEBE COTTAGE, MELLS, SOMERSET, BA11 3PR

- Mells 0.5 miles
- Babington House 2.4 miles
- Frome 3.5 miles
- Bath 13 miles (London Paddington from 76 minutes)

Main House: Entrance hall • Living room • Kitchen/ Dining room • Utility room • Study/Fourth bedroom • Shower room & WC • Principal bedroom with dressing room and en suite shower room • Two further bedrooms • Family bathroom

Annexe: Living space • Kitchenette • Shower room

Gym/Storeroom • Natural swimming pool • Electric gated driveway parking • Gardens to front and rear

DESCRIPTION

Glebe Cottage is an exceptional residence located in the beautiful picture-perfect village of Mells and benefits from a stunning open plan living space, detached annexe and natural swimming pool all set within stunning planted gardens. The Talbot Inn, The Walled Garden of Mells and village shop are only a short walk down the lane.

Approached via a quiet country lane surrounded by open countryside and woodland, the house occupies a secluded plot of around a quarter of an acre. A private, electrically operated gated driveway provides off-street parking for several vehicles. A welcoming entrance hall with LED backlit built in storage leads through to the spacious living room. This comfortable and stylish room is of a generous size and has light oak floorboards and characterful beamed ceilings. There is a wood burning stove set within a floor to ceiling Cotswold stone fireplace. Deep-set windows and cast-iron radiators all add to the feeling of quality of the substantial original cottage build. High quality light switches and fittings as well as zoned Nest thermostats add a modern touch.

AN OUTSTANDING FAMILY HOME WITHIN THE HIGHLY SOUGHT-AFTER VILLAGE OF MELLS NEAR FROME AND BABINGTON HOUSE. THE PROPERTY HAS STUNNING ACCOMMODATION WITH A NEWLY THATCHED ROOF, GLORIOUS LANDSCAPED GARDENS AS WELL AS A NATURAL SWIMMING POOL.





A contemporary kitchen, perfectly laid out for entertaining has been designed tastefully with walls of pantry shelves, bespoke cabinetry and a porcelain-topped island with an inset induction hob and integrated down draft extractor. A large utility room is also positioned on this floor. The kitchen and the dining area of this room are lit from above by skylights. Within the same open plan space is a lounge area that looks out to the patio terrace and tiered garden. Glass doors open the entire space onto the terrace and offer the perfect area for outdoor dining and BBQ.

A corridor, cleverly concealed by a full height sliding pocket door, leads through to an annexable part of the property that is currently laid out as a home office, but has been specifically designed to convert easily to a ground floor fourth bedroom, with an en-suite shower room and WC. Sliding doors also lead out to the patio terrace, tying the accommodation and gardens together.

On the first floor, an LED-lit wooden staircase leads up to three double bedrooms, the principal having a walkthrough dressing area, lit wardrobes and an en-suite bathroom. There is also an additional family bathroom on this level.

At the top of the driveway and sitting away from the main house, is the detached former double garage that has been converted to provide large, bright studio accommodation with kitchenette and shower room. Vaulted ceilings with skylights as well as glazed double doors and windows to the front and side make this a light, bright space that offers excellent flexible room.

Externally, the gardens have been very well designed with deep tiered beds and borders offering flowering plants throughout the year, with cascades of colour whatever the season. Flat lawns on the upper tiers are bordered with mature shrubs and trees to provide excellent privacy. A unique feature and offering wild swimming from home, the natural "Biotop" pool is a wonderful addition, its clear water biologically filtered with submerged aquatics. A covered space for sun-loungers and entertaining sits close-by, with further patioed terrace flowing down to the driveway. There is a large level lawn beyond the pool with a decked terrace seating area.





SITUATION

Mells is one of the most sought-after villages in the area. The village offers a junior school, The award-winning Talbot Arms - a public house of excellent reputation and local Post Office/shop. The Country House Hotel of Babington House is just 2 miles away and the market town of Frome is within a short drive. Private schools are to be found in Wells, Bruton, Bath, Warminster, Cranmore, Beckington, Glastonbury and Street. Railway connections at Frome and Westbury for London Paddington and Warminster.

The village of Mells has a community-run local shop, a post office and the charming Walled Garden combines a small plant nursery with an outdoor cafe, serving oven-fired pizzas under the trees or in the greenhouse restaurant in the summer.

Extensive walking and cycling paths and bridleway networks are easily accessible from the house, including The Macmillan Way, a long-distance path which follows the Mells river as it passes through.

Glebe Cottage sits within catchment for the local primary schools, including the Church of England first school in Mells, Leigh on Mendip first school and Stoke St Michael Primary. Independent schools nearby include All Hallows and Downside.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Oil fired central heating, mains electricity and water, private drainage

Local Authority: Somerset Council

Council Tax: Band G

EPC: Band D

What3words: ///stereos.orbit.backpacks

Viewings: Strictly by appointment with Carter Jonas



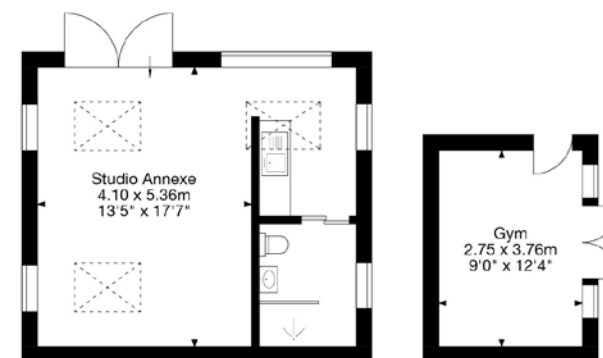
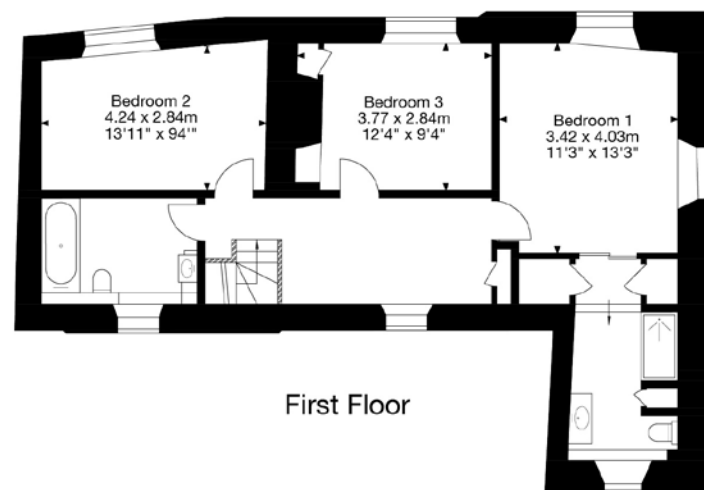
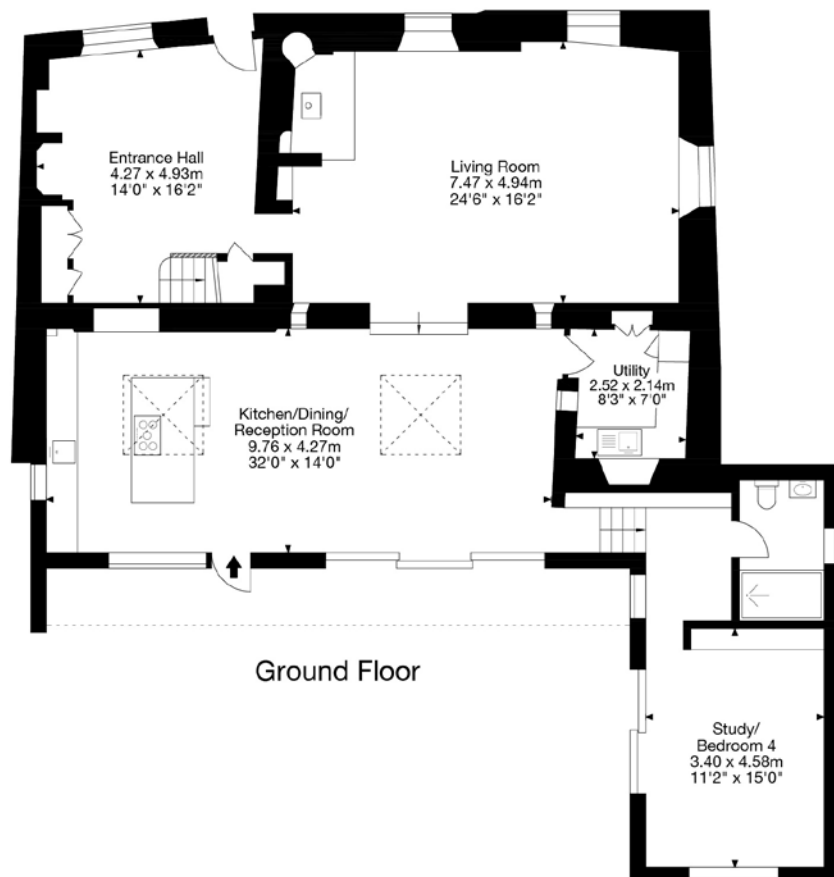
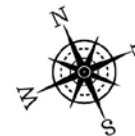
Glebe Cottage, Mells, Somerset BA11 3PR

Gross Internal Area (Approx.)

Main House = 209 sq m / 2,249 sq ft

Annexe = 43 sq m / 462 sq ft

Total Area = 252 sq m / 2,711 sq ft



© Capture Property Marketing 2025. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.



Bath 01225 747250

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.