



GREAT GREEN COTTAGE, MELLS GREEN, MELLS, BA11 £3QP
£3,000 per month*

Carter Jonas

A most wonderful 3 bedroom with a study or bedroom 4 family detached home in the popular and pretty village of Mells.

THE PROPERTY

We are very pleased to be able to offer this wonderful detached family home located in the popular village of Mells, some 14 miles south of Bath and a couple of miles from the bustling town of Frome. Mells has a pretty Church, a village shop/cafe and a very good Pub, The Talbot. It is a village nestled in the countryside and offers wonderful walks and peaceful surrounds. The origins of Great Green Cottage date from the 17th century and the front part is thatched with a more modern extension to the rear which perfectly fuses period charm with modern living.

The accommodation comprises a smart entrance hall that leads to an open plan kitchen/dining room with French doors leading to the garden. There is a utility room off the kitchen. Built in appliances of oven range, dishwasher and fridge/freezer and there is space and plumbing for a washing machine and tumble dryer located in a utility area just off the kitchen. The sitting room is in the original part of the house and has a wonderful Inglenook fireplace with woodburner. Stairs from the hallway lead to the first floor where you will find three double bedrooms, one study or child's small single bedroom, and 3 bathrooms, all of which are en-suite. Externally there is a long driveway providing off street parking and a wonderful garden with views across open countryside. This really is a pretty family home in a picturesque Somerset village.

LPG Gas. EPC Band D. Offered unfurnished and available 1 May 2026.

Council Tax Band D (please see Somerset County Council for current cost)

Mains electric, LPG and metered mains water. Septic tank drainage.

Parking: Driveway parking and further parking to the rear of the driveway.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

Thatched roof, pond in garden. There is a kitchen garden and further land which is owned by the landlord to the right of the fence



At a rent of £3000 per calendar month:

Holding deposit of 1 week's rent £692.30(deducted from first month's rent)

Security deposit of 5 weeks rent £3461.53

ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

Local Authority - Council Tax Band D

Directions

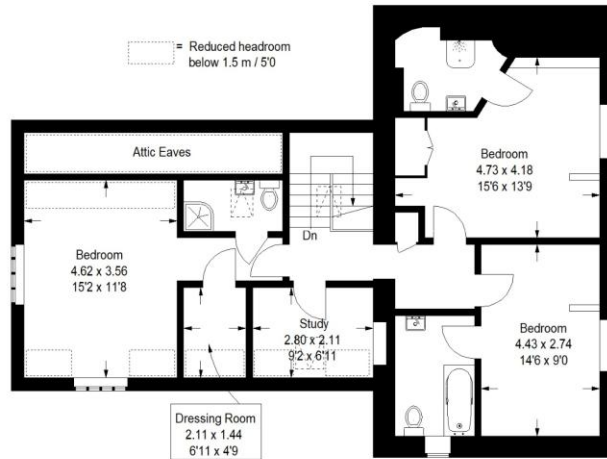


Great Green Cottage

Approximate Gross Internal Area (Excluding Attic Eaves)
197 sq m / 2120 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID 745260)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	82 B
39-54	E		
21-38	F		
1-20	G		

T: 01225 747250
5-6 Wood Street, Bath, Somerset, BA1 2JQ
E: bath.enquiries@carterjonas.co.uk



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