

THE MODERN HOUSE



Mells, Somerset
Sold

Glebe Cottage

Located in the highly sought-after Somerset village of Mells, Glebe Cottage is a modern interpretation of two thatched cottages, with contemporary interventions by Mark Wray Architects sensitively woven into the original stone fabric. The house sits within beautifully landscaped gardens, with a natural swimming pool positioned on the upper lawns. Living space spans approximately 2,658 sq ft, which includes a self-contained studio and ground-floor annexe. The well-loved highlights of the surrounding area – Babington House, The Talbot Inn and The Walled Garden are all within easy reach and Frome, Bruton and Bath are a short drive away.

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 driveway, providing off-street parking for multiple vehicles, leads to the primary entrance positioned in the original half of the cottage. A welcoming entrance hall leads through to one of the spacious ground-floor reception rooms, where oak floorboards run underfoot and characterful stained-black beams stretch overhead.

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The interconnected living room is decorated in decadent dark colours, with a deep-set stone fireplace and log-burner positioned centrally to provide a warm winter retreat at the heart of the house. The extended, open-plan living space sits in perfect contrast – an expansive, light-filled room with full-height glazing driving a direct visual connection with the terrace and gardens.

A contemporary kitchen has been carefully constructed to straddle the practicalities of daily life, cooking, socialising and entertaining, with walls of pantry shelves, bespoke cabinetry and a porcelain-topped island. A large utility room is also positioned on this floor. The dining area is set centrally, beneath deep skylights which invite excellent natural light to flood throughout.

A lounge area is orientated towards the views of the bountifully planted tiered garden which provides a wonderful painterly backdrop. Glass doors slide the entire space open onto the terrace in warmer months; the perfect pavilion for summer lunches, with a metal brise soleil providing shelter from the sun and the rain.

The secondary part of the extension is currently laid out as a home office, but has been specifically designed to convert easily to a ground floor bedroom, with an en-suite shower room already in situ. On the first floor, there are three bedrooms, the master with an en-suite bathroom and also an additional family bathroom on this level.

The former double garage, set independently from the house, has been completely renovated to provide a large, bright studio or workshop, which could equally convert to overspill accommodation or a self-contained annexe.

Externally, the gardens have been exceptionally well designed and lovingly developed over several years by the owner, an avid horticulturalist. As a result, the deep, tiered beds and borders are varied, layered and full of colours which shift in synchronicity with the seasons. Flat lawns on the upper tiers are bordered with mature shrubs and trees to provide excellent privacy and house a Hartley Botanic glasshouse. The natural Biotop pool is a wonderful oasis, its clear water biologically filtered with submerged aquatics; white waterlilies bloom across the surface, attracting water boatman and dragonflies.

Mells is a charming and historic village set in rolling Somerset countryside, with an ancient church containing works by Edward Burne-Jones, Alfred Munnings, William Nicholson and Eric Gill. The finest building in the village is Mells Manor which can be seen from the road, the earliest parts of which date to around the 1460. Sir Edwin Lutyens designed the notable gate piers, as well as the war memorial and other village features.

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The village serves its residents well, with a community-run local shop, a post office and the award-winning hotel and restaurant, The Talbot Inn. 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. Babington House is five minutes away by car or 45 minutes on foot. Frome is a ten-minute drive to the east and Bruton a twenty-minute drive to the south.

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.

Transport links are good, with a railway station in Frome that connects to Westbury and from there, to London Paddington or the South West.

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.