



**MELLS GREEN, MELLS, BA11**  
£4,000 per month\*

**Carter Jonas**



# CLAVEYS FARM, MELLS GREEN, MELLS, FROME, SOMERSET, BA11 3QP

- Hall
- Kitchen/Breakfast Room
- 3 Reception Rooms
- Large Utility Room
- 5/6 Bedrooms
- 2 Bathrooms
- Gardens

## LOCATION

## THE PROPERTY

Where period elegance meets rustic charm, Claveys Farm in Mells is a most wonderful village home. Situated in the pretty and popular village of Mells, properties such as Claveys Farm are rarely available on the lettings market and offers family friendly accommodation over 3 floors comprising Kitchen/Dining Room with large oil fired Aga, large Utility Room, 3 Reception Rooms, 6 or 7 bedrooms and 2 bathrooms. There is almost 5,000 sq.ft. of accommodation not including the outbuildings. The accommodation is flexible and there are numerous stone outbuildings, a garage and a large garden. All in all, a most wonderful village home offering a unique style and charm. This is definitely a house that needs to be viewed to be fully appreciated.

Council Tax Band G in Mendip District Council. EPC exempt.

Holding deposit of one week's rent (deducted from first month's rent ) = £923.07

Five weeks' deposit = £4615.38

Six weeks' deposit (NHA tenancy) = £5538.42

## OUTSIDE

A most charming and unique farmhouse in the pretty and popular village of Mells with 5/6 bedrooms, gardens and various outbuildings.





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## ADDITIONAL INFORMATION

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Offers	Available for a minimum term of 12 months longer terms will be considered
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Viewing	Strictly by appointment
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Local Authority	- Council Tax Band G
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Directions	
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## Claveys Farm, Mells Green, Mells, Frome, BA11

Approximate Area = 4842 sq ft / 449.8 sq m

Outbuilding = 1866 sq ft / 173.3 sq m

Total = 6708 sq ft / 623.1 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Carter Jonas. REF: 977065



### IMPORTANT INFORMATION

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\*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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