



BATH AND RURAL
— ESTATE AGENTS —

George & Dragon Cottage
Great Elm | Frome | Somerset | BA11 3NY

George & Dragon Cottage

Tucked away in the village of Great Elm near Bath, George & Dragon Cottage is a charming, detached period home surrounded by beautiful Somerset countryside.

- Three bedroom character period cottage
- Two reception rooms
- Bathroom and shower-room
- Off-street parking
- Summer house and mature gardens

With three bedrooms, two reception rooms, a study, and a series of thoughtfully designed garden spaces, the cottage combines historic character with a peaceful rural lifestyle. A summer house, additional garden cabin and off-street parking add to the appeal of this welcoming home.

'When we first moved here from a busy location in Bath, we were immediately struck by the beauty of the area,' say the owners. 'On our first night we looked up at the sky and realised there was no light pollution and no streetlights - the stars were incredible.' Despite its tranquil setting, the cottage is well placed for exploring some of the region's most sought-after destinations. 'It's in an idyllic spot yet within easy reach of many sought after destinations including Frome and the world heritage site of Bath,' they explain.

Arranged over two floors, the cottage offers comfortable and flexible accommodation and bursts with character. 'It's a very old cottage with feet-thick walls and a huge amount of character,' say the owners. 'But more than that, it just has a warm, welcoming feeling - the sort of place that instantly feels like home.'

The gardens have been a particular labour of love. Designed as a series of outdoor 'rooms', they offer different areas to relax and enjoy the changing light throughout the day. 'The garden is really the focal point of the house,' the owners explain. 'We created different spaces so you can follow the sun and enjoy the outdoors in every season.'









Beyond the cottage itself, the surrounding area offers an enviable lifestyle. 'The nearby village of Mells has the renowned Talbot Inn and a post office and café, which you can reach via a beautiful walk through a wooded valley with streams,' they say. 'There are also wonderful gardens nearby, including Stourhead and Iford Manor.'

'We love having our morning coffee in the garden shelter, watching the sun rise over the East-facing bedrooms.'

'In summer evenings we sit on the veranda by the cabin near the pond - it's such a peaceful spot.'

'Bruton, with Hauser & Wirth, Roth Bar, Osip and Briar, is only about half an hour away, while Babington House is just a 10-minute drive.'

'This house will be a tough act to follow but we're certain it will be loved by whoever lives here next.'



ADDITIONAL INFORMATION TENURE:

Freehold

SERVICES:

Mains water, electricity and oil central heating.

COUNCIL TAX:

Band D

These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



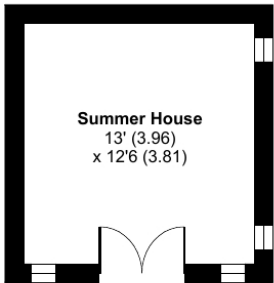
Great Elm, Frome, Somerset, BA11

Approximate Area = 1669 sq ft / 155.1 sq m

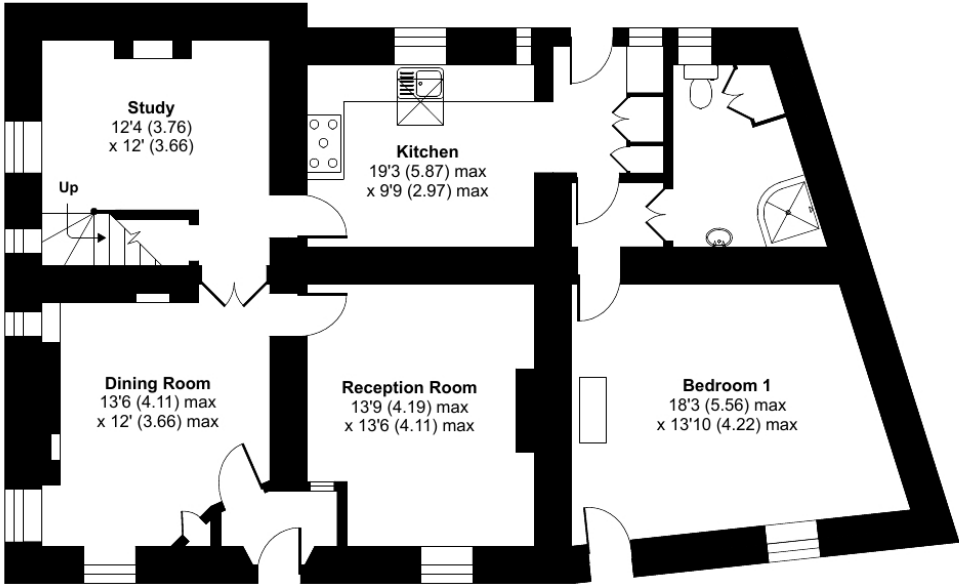
Outbuilding = 162 sq ft / 15 sq m

Total = 1831 sq ft / 170.1 sq m

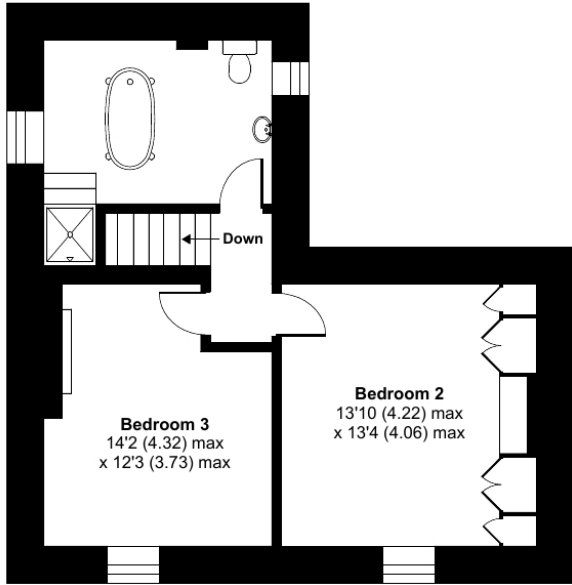
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OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Fine & Country Homes of Bath Ltd.. REF: 1422228



AGENTS NOTE: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



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