



The Barn Garden

, Great Elm, Nr Frome , BA11 3NY

Rental £3,750 pcm

4 bedroom Detached House available 16 August 2025

8 Harris Close, Frome, Somerset,
BA11 5JY

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01373 454 188



Opening Times

Mon 09.00 - 20.00; Tues 09.00 - 20.00
Wed 09.00 - 20.00; Thurs 09.00 - 20.00
Fri 09.00 - 20.00; Sat 09.00 - 20.00;
Sun 09.00 - 20.00

- * Unfurnished
- * Solar panels
- * Detached House
- * Utility Room

- * Brand New
- * Views
- * Allocated Parking
- * Garden

- * Electric car charging
- * Woodburner
- * En-Suite
- * Downstairs Cloakroom

Situation

A stunning, four-bedroom detached home one of three of the same design, part of The Barn Garden—a bespoke development of five contemporary houses set in an idyllic, semi-rural location with breath taking views across the valley. This modern two-storey home is designed with style and functionality in mind. The sheltered entrance opens into a spacious hallway, where a dramatic glazed feature floods the space with natural light and frames the spectacular rural vistas beyond. To the right, a cosy snug offers a perfect retreat, while to the left, the expansive open-plan living area is a true highlight. This versatile space seamlessly combines living, dining, and kitchen areas, all featuring large windows that allow you to enjoy panoramic views across the valley and woodland. The kitchen area is both stylish and practical, complete with a central island and breakfast bar, as well as the added convenience of a separate utility/boot room with external access. A wood-burning stove in the living area adds warmth and charm for those cooler evenings, while large sliding doors in the dining area offer easy access to the outdoors, creating a perfect space for entertaining. A downstairs WC and useful storage cupboard complete the ground floor. Upstairs, the property offers four generously sized double bedrooms, including a luxurious master suite with dual-aspect windows framing the views and creating a serene sanctuary. The master suite features a spacious walk-in wardrobe/dressing room and a beautifully appointed en-suite bathroom with both a separate shower and bath. The family bathroom also includes both a

Property Ref: inst-5672

All measurements are approximate.

Further Information

The deposit required is £3,750

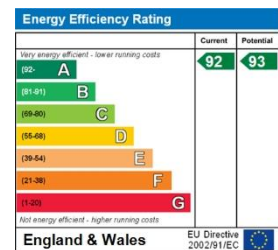
The landlord has requested to include £50 on top of the rent to cover sewerage charge.

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

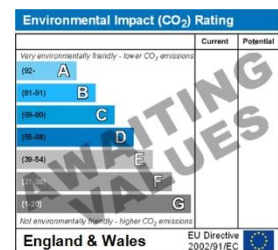
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 360 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 29/07/2025

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Lettings-R-Us, 2025. Lettings-R-Us Registered in England No. 5117944