

# 3 Church Street, Nunney, BA11 4LW

COOPER  
AND  
TANNER



£365,000 Freehold

A rare opportunity to purchase a two-bedroom cottage in a highly desirable location, set in the very heart of Nunney. Offered with no onward chain.

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 2  1  1 EPC N/R

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£365,000 Freehold

## DESCRIPTION

Situated in the picturesque village of Nunney close to the popular market town of Frome. This Grade II listed cottage features stunning views of Nunney Castle.

A standout feature of this charming cottage is its open plan lounge/kitchen/dining room which offers ample space for all lounge furnishings as well as exposed wooden beams and an original ornate iron fireplace and bread oven. The room is full of character and offers mullion windows and a doorway to the garden.

The accommodation includes two bedrooms, a three-piece bathroom suite and a rear garden with additional outbuilding with lavatory.

## OUTSIDE

The cottage garden is laid to lawn and mature shrubs with a wonderful view of the historic All Saints Church.

## ADDITIONAL INFORMATION

Electric heating. Mains water, electricity and drainage are connected.

## LOCATION

The ever popular and sought-after village of Nunney is situated approximately three miles from Frome. The moated ruins of the castle dating back to the 14th century attract visitors all year round and the brook that runs through the centre of the village borders some of its properties. There is a school, local convenience store and a public house. Longleat House and its Safari Park are within a fifteen-minute drive and the village itself borders fields and attractive walks. Babington House is also nearby. The Georgian city of Bath and its University are within easy commuting distance, as is Bristol. The towns, villages and countryside around provide an excellent range of social and leisure activities for the sportsman and countryman alike, with excellent walking and riding on the adjoining estates of the Duke of Somerset and Stourhead, offer riding permits.









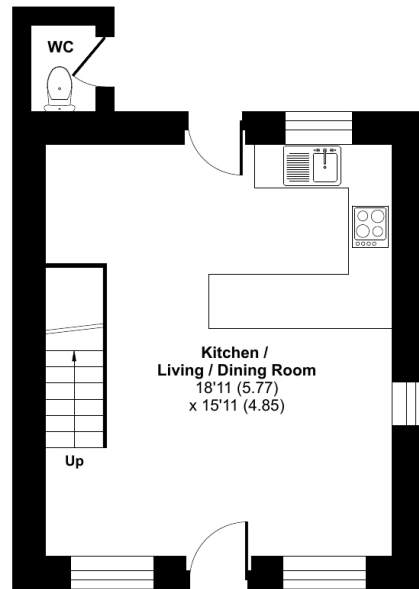
# Church Street, Nunney, Frome, BA11

Approximate Area = 608 sq ft / 56.4 sq m

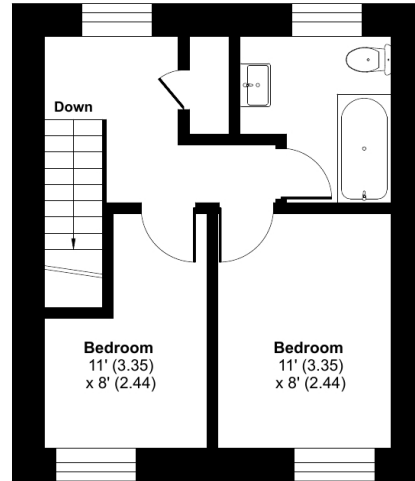
WC = 12 sq ft / 1.1 sq m

Total = 620 sq ft / 57.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Cooper and Tanner. REF: 1101259



## FROME OFFICE

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