



Tower View Farm, Ridgeway, Nunney, BA11 4NU

OIRO £775,000 Freehold

COOPER  
AND  
TANNER



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## Description

Believed to date back to the mid-18th century, this attractive and double fronted country house enjoys family friendly private gardens, parking for multiple vehicles and is positioned on a country lane within a ten-minute stroll of the Medieval castle in Nunney.

Throughout the home you will find many character features that you would expect of a house of this age including exposed beams, flagstone floors and natural stonework. The front door opens into a reception hall with flagstone floors and a period fireplace. The living room has oak flooring, window shutters and a wood burning stove set on a stone hearth. Double doors lead into a small sunroom. The kitchen and dining area enjoy a dual aspect with views to the garden at the front. The kitchen is fitted with a range of cabinets, a Rayburn cooker, and a range cooker with electric oven and LPG gas hob. There is a large and well organised pantry with a further utility room. A study and a downstairs cloakroom complete the ground floor.

An enclosed staircase leads to the first floor. The master bedroom has views to the front and rear. Bedroom two has views to the front with an en-suite shower room. There is a further bedroom and family bathroom on this floor. An enclosed staircase leads to the second floor where there is a further bedroom, bathroom and loft room.

## Outside

Externally, the gardens lie predominantly to the side and front of the home with a large level lawn, a patio seating area and a separate decked seating area. This is the perfect garden for families and those that enjoy entertaining. There are a wide variety of plants, trees and fruit trees and there is a good degree of privacy.

To the left hand-side of the house along the driveway there is a triple carport (requiring renovation) providing parking for multiple vehicles.

The property has lapsed planning to extend and there are a multitude of options to improve/extend the house to suit the next occupier's requirements. The modernisation required in the home is largely cosmetic and has been factored into the pricing strategy.

## Agent's Note

1) Purchasers are to be aware a building behind the house has been sold to another party with class Q consent planning to convert to one dwelling. Plans for the proposed development can be viewed online using the reference 2023/1707/PAA.

2) The area shown hatched on the plan is currently unregistered title.

3) A footpath runs along the drive from the lane and along the western boundary of the land exiting at the northwest corner.

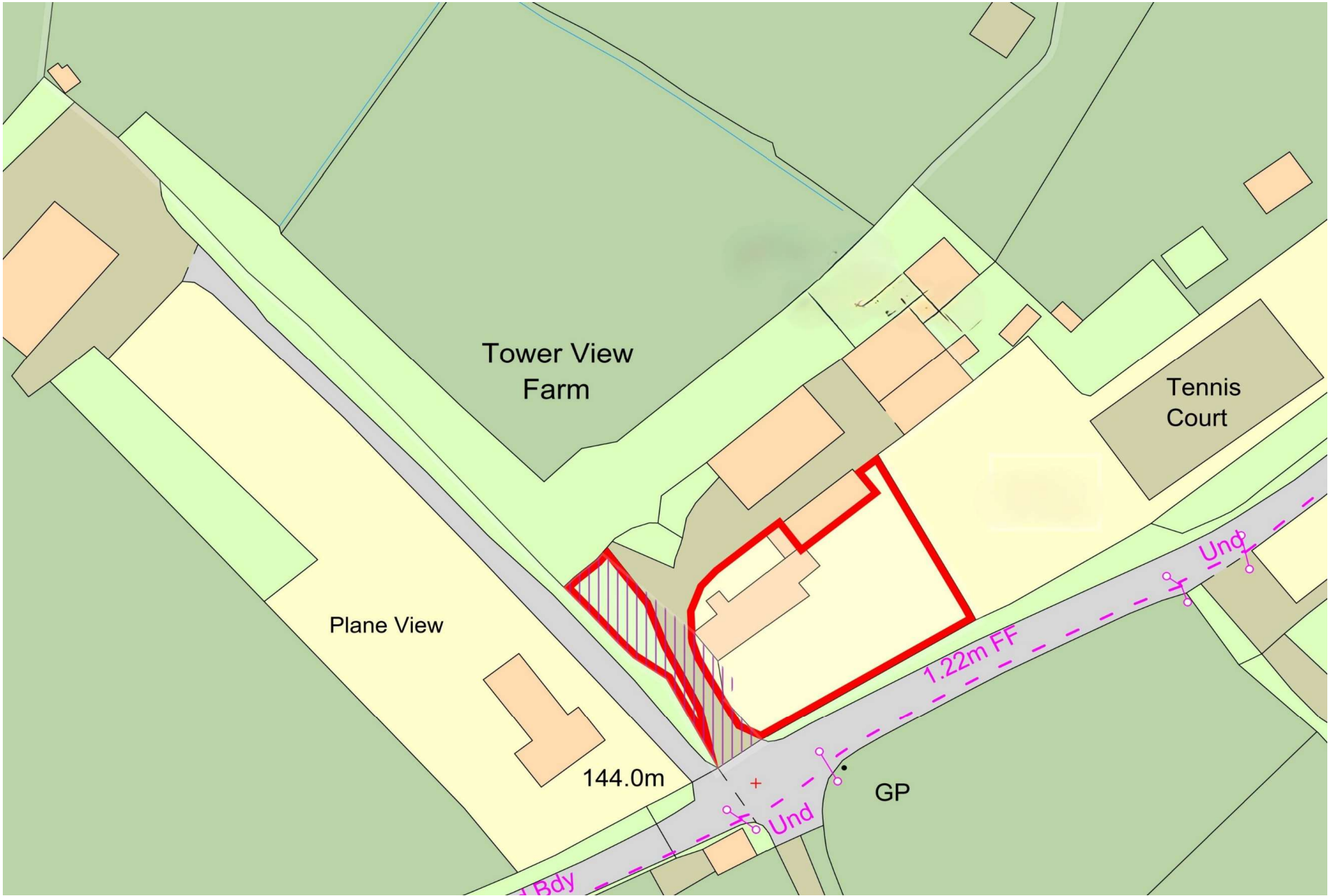
## Location.

Tower View Farm is located within a very popular part of the village, on a country lane which becomes a walkway and bridle way just 20 yards beyond the house, meaning there is next to no traffic passing by. The village of Nunney benefits from a pub which serves good food, a shop, cafe and the 14th Century Medieval Castle. There are many footpaths with wonderful walks through glorious surrounding countryside. The village primary school is a short walk away and Frome is just over 3 miles away, with many amenities, independent shops, restaurants, and cafes. Frome train station has rail links to Bath, Bristol and London. The nearby town of Bruton is home to Hauser and Wirth and their world-renowned gallery, multi-purpose arts centre and Roth Bar and Grill. The town has excellent schools including King's and Sexey's and successful primary schools. Bruton has a good range of local shops, pubs and restaurants including the highly regarded At The Chapel which also supplies artisan bread and take out pizzas.











### Local Information Frome

**Local Council:** Mendip District Council

**Council Tax Band:** G

**Heating:** Oil fired

**Services:** Mains water and electric. Private drainage

**Tenure:** Freehold



### Motorway Links

- M4, M5
- A303



### Train Links

- Frome, Westbury
- Castle Cary



### Nearest Schools

- Nunney
- Frome

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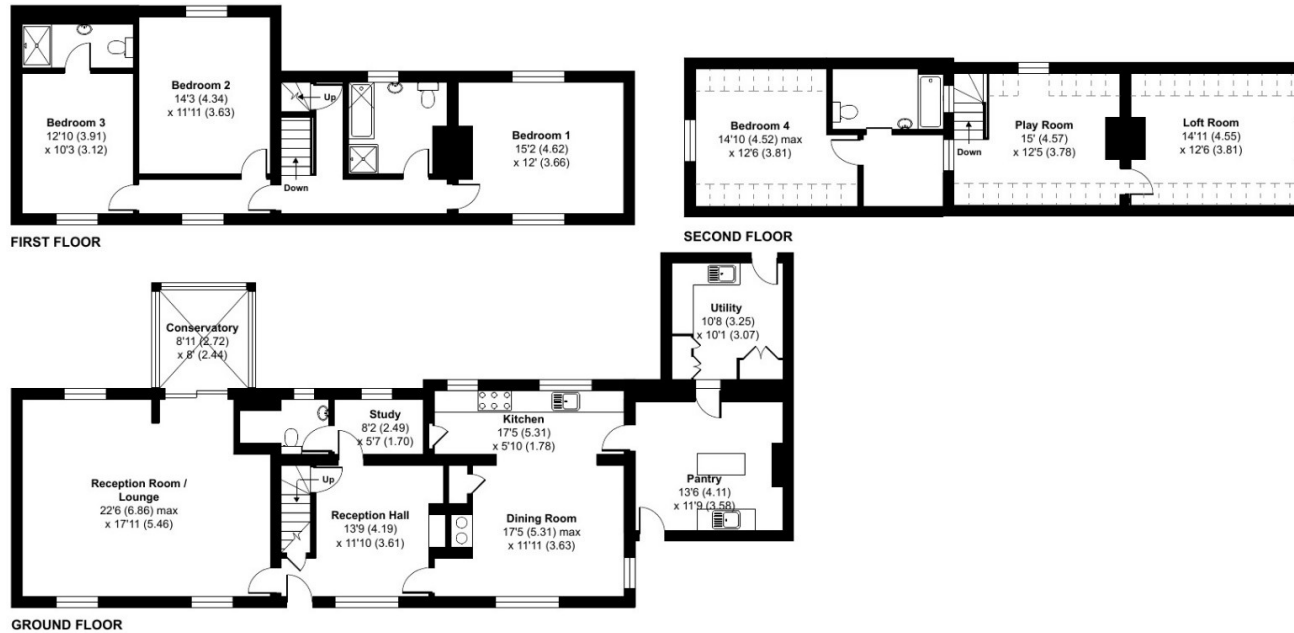
Approximate Area = 2678 sq ft / 248.7 sq m

Limited Use Area(s) = 166 sq ft / 15.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2021. Produced for Cooper and Tanner. REF: 749761

## FROME OFFICE

telephone 01373 455060

6 The Bridge, Frome, Somerset BA11 1AR

[frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)

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AND  
TANNER**

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