



16 Horn Street, Nunney, BA11 4NP

Guide £600,000 - £625,000 Freehold

COOPER
AND
TANNER



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 3  1  1 EPC N/R

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Description

Built in 1738 and filled with charming features, this attractive Grade II listed family house enjoys the most incredible walled gardens, views across to the Castle and is positioned within a very popular part of Nunney.

Throughout the house the room proportions are excellent, filled with natural light and displaying lots of the charm you would expect of a house of this age.

The front door welcomes you into the living room, which is a fabulous space including tall ceilings, double sash windows to the front, an attractive wooden floor, exposed beams, an original wig cupboard and a wood burner takes centre stage.

To the back of the house with a stunning outlook across the mature, well stocked walled gardens is the kitchen/dining room. This is filled with natural light and includes a range of wall and base units, room for appliances and plenty of space for a table and chairs. There is a door that leads through to the gardens. The bathroom is on the ground floor and is a good size.

On the first floor the master bedroom is at the front of the house with triple sash windows looking across the village, an attractive fireplace and plenty of space for furniture. There is also a first floor W.C.

Half a set of stairs leads up to a triple aspect double bedroom which has sliding doors onto a balcony overlooking the gardens and across to the Medieval Castle.

On the top floor is a large bedroom which has fitted storage and a great outlook.

Outside

The gardens lie to the rear and are a huge selling point of the home. Walled and with a great degree of privacy, the gardens include a selection of lawns and a number of very well stocked beds filled with mature plants and shrubs, providing an array of colour all year round.

This truly is a gardener's paradise. There is also a summer house providing a lovely, sheltered seating area.

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 as well as a café and post office twice a week. 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.











Local Information Nunney

Local Council: Somerset

Council Tax Band: D

Heating: Oil fired central heating

Services: Mains water, electricity and drainage

Tenure: Freehold



Motorway Links

- A303, A36
- M4, M5



Train Links

- Frome, Bath, Castle Cary
- Warminster and Westbury



Nearest Schools

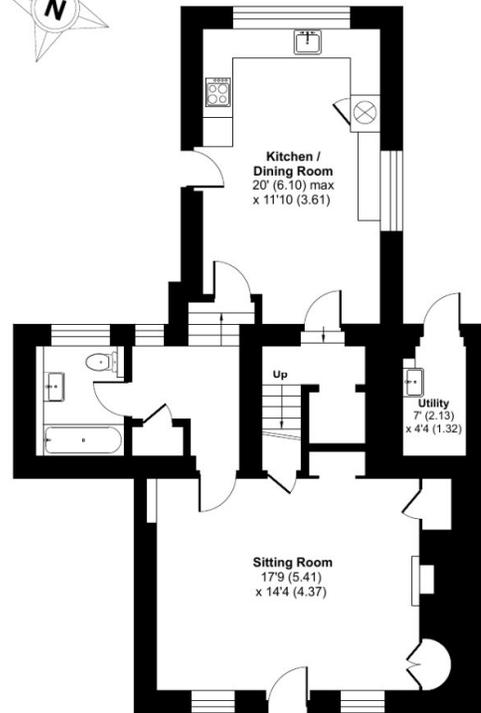
- Nunney, Mells, Bath, Bruton, Street
- Warminster and Wells

Horn Street, Nunney, Frome, BA11

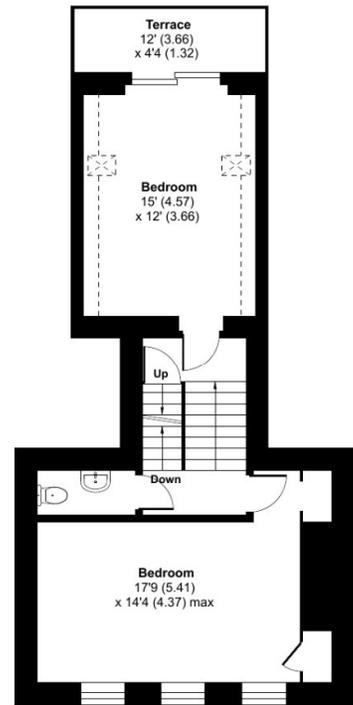
Approximate Area = 1432 sq ft / 133 sq m
 Limited Use Area(s) = 69 sq ft / 6.4 sq m
 Outbuildings = 108 sq ft / 10 sq m
 Total = 1609 sq ft / 149.4 sq m

For identification only - Not to scale

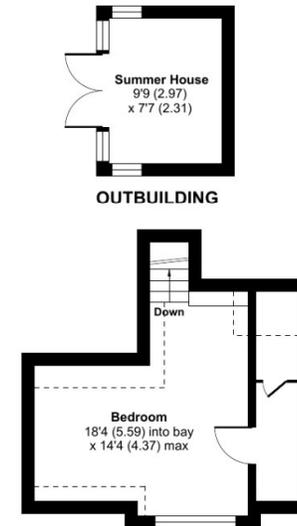
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

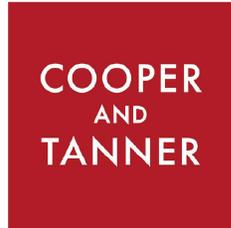
SECOND FLOOR



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: 1158226

FROME OFFICE

telephone 01373 455060
 6 The Bridge, Frome, Somerset BA11 1AR
frome@cooperandtanner.co.uk



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