

# 2a Castle Hill,

Nunney, BA11 4NL



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AND  
TANNER



## £575,000 Freehold

An attractive modern detached home set on Castle Hill in the heart of Nunney, offering four bedrooms, flexible living space, generous parking, and a beautiful south-west facing garden backing onto fields. With views of the castle and church, and village amenities just a short stroll away, this property combines comfort with an idyllic village setting.

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## DESCRIPTION

Set back from the road behind a traditional five-bar wooden gate and approached via a gravelled front garden framed by mature planting, this modern four-bedroom detached home offers generous accommodation, excellent parking, and a delightful south-west facing garden in the heart of Nunney.

The property presents an attractive façade with a sheltered porch to the front door and the added benefit of an integrated single garage, offering potential (subject to planning) for conversion to additional living space. Stepping inside, a welcoming central hallway sets the tone. To the right, the kitchen enjoys a north-facing bay window with views towards Nunney Castle and the church. Fitted with bright, modern units, integrated double ovens, a hob, and a tiled splashback, the room also accommodates a breakfast table and has a side door leading to both the front and rear gardens. Further along the hall is a cloakroom with understairs storage, internal access to the garage, and a useful utility area beyond. At the rear of the house lies the sitting room – a restful and inviting space with sliding doors opening onto the garden. This room flows seamlessly into the formal dining room, which is fitted with bespoke cabinetry and a large window overlooking the grounds.

Upstairs are four well-proportioned bedrooms. The master bedroom benefits from an en-suite shower room and open views across fields to the rear, while the remaining three are light, airy, and all equipped with built-in cupboards. A contemporary family bathroom with over-bath shower and linen store completes the first floor.

## OUTSIDE

The rear garden is a particular feature, beautifully oriented to the south-west. A patio seating area immediately adjoins the house, ideal for al fresco entertaining, leading onto a level lawn edged with mature borders. Beyond the boundary, ponies graze in the neighbouring field, adding to the tranquil rural outlook. Nunney is an historic and thriving village, famed for its medieval castle and welcoming community spirit. With village amenities close at hand, superb walking countryside on the doorstep the setting offers the best of both rural and convenient living.

## ADDITIONAL INFORMATION

LPG and 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 Safari Park are within a fifteen-minute drive and the village itself borders fields and walks. Babington House is also nearby. The Georgian city of Bath and its University are within 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.

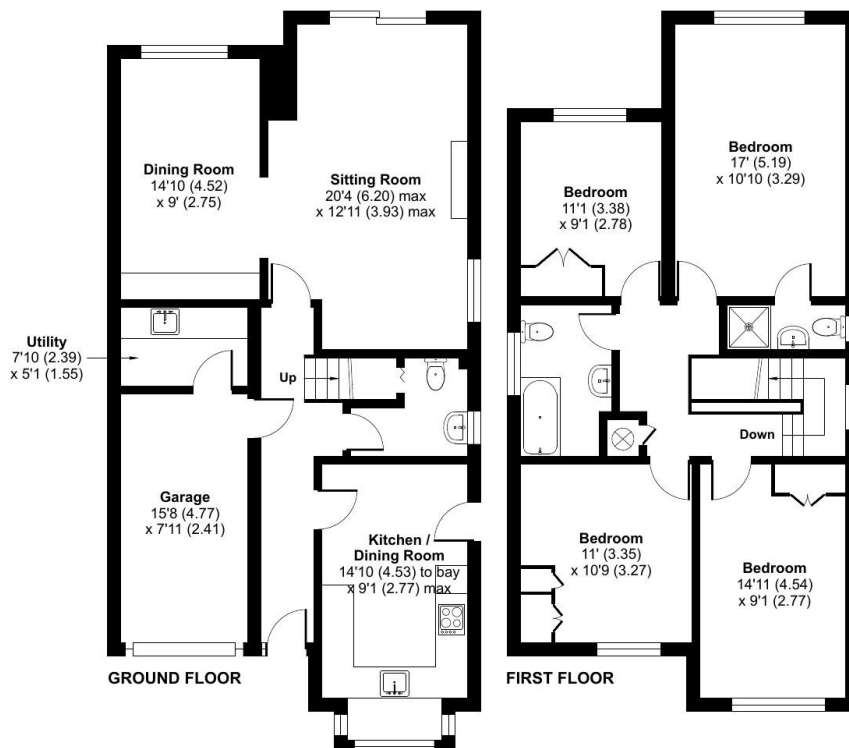








Approximate Area = 1428 sq ft / 132.7 sq m  
 Garage = 167 sq ft / 15.5 sq m  
 Total = 1595 sq ft / 148.2 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1335979



**FROME OFFICE**  
 Telephone 01373 455060  
 6 The Bridge, Frome, Somerset, BA11 1AR  
[frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)

**COOPER  
 AND  
 TANNER**

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