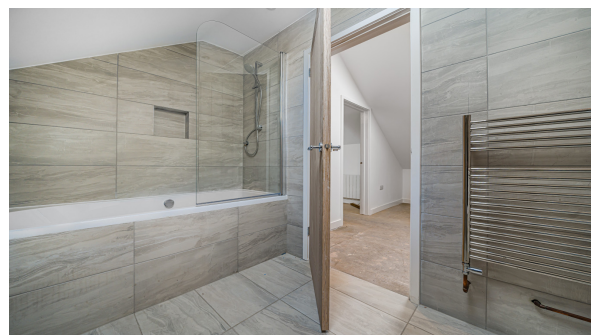


Plot 1 Ridgeway Barns,
Nunney,
BA11 4NX

COOPER
AND
TANNER



Guide £500,000 - £525,000 Freehold

Cooper and Tanner are delighted to bring to the market these two impressive, detached barns that enjoy a position on the edge of Nunney, a very highly sought after village just a few minutes' drive of Frome.

Plot 1 Ridgeway Barns, Nunney, BA11 4NX

 3  1  2 EPC TBC

Guide £500,000 - £525,000 Freehold

DESCRIPTION

Both properties have been built deliberately to provide low cost running with high energy efficiency throughout. The windows are triple glazed and the properties are heated using Air source heat pumps. Planning Reference: 2021/0853/FUL.

The accommodation throughout the barns offer very well proportioned, open planned, naturally light space with great quality kitchen and bathrooms.

On the ground floor there is an impressive and cleverly designed open planned living/kitchen/dining room which is a brilliant family space and perfect for entertaining and hosting dinner parties. A very smart, contemporary set of kitchen units are topped with sleek quartz worktops. There are two sets of bi-fold doors that fill the area with natural light and provide access onto the gardens.

There is also a downstairs double bedroom and a shower room.

On the first floor there are two large double bedrooms, both with good levels of natural light and built-in storage. There is a family bathroom with a bath and shower over.

OUTSIDE

The barns are accessed through gated driveways that lead to the brick paved parking in front of the car ports. The car ports are fitted with electric car chargers. The gardens are modest in size, low maintenance and mainly laid to lawn with patio seating areas to entertain.

LOCATION

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.

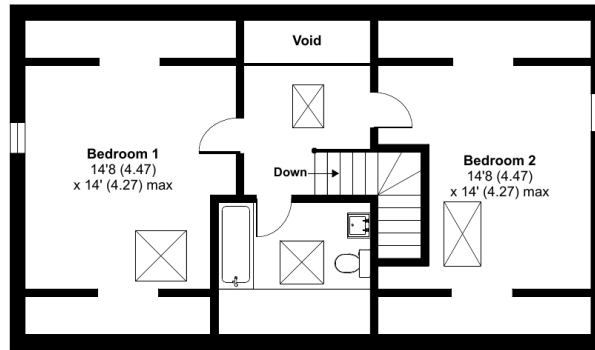




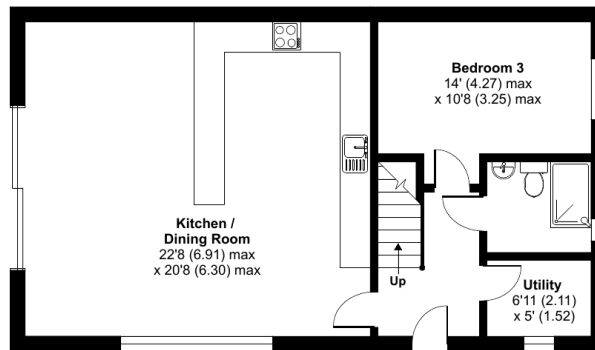
Ridgeway Barn, Nunney, BA11

Approximate Area = 1508 sq ft / 140.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Cooper and Tanner. REF: 964893



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

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AND
TANNER**

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