

Tall Trees,

Nunney, BA11 4LG

COOPER
AND
TANNER



£520,000 Freehold

An exciting opportunity to update and personalise a charming three-bedroom detached home in one of Somerset's most desirable villages, with generous gardens, gated parking and far-reaching countryside views.

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DESCRIPTION

Positioned on the edge of the picturesque and ever-popular village of Nunney, this attractive three-bedroom detached home presents an increasingly rare opportunity to create a bespoke village residence to suit individual tastes and requirements.

Approached via gated off-road parking and a single garage, the property is set back at an appealing angle from the lane, behind a colourful, well-established front garden, complete with mature shrubbery and an enchanting Narnia-esque lamp post. The home boasts a handsome double-fronted façade with a chalet-style roofline, making a striking first impression. The accommodation is well-proportioned and arranged across two floors.

A welcoming entrance hall, with cloakroom and staircase rising to the first floor, leads to the principal reception rooms. The sitting room is a particularly inviting space, flooded with natural light thanks to its dual aspect, featuring a Jetmaster fire with elegant Bath stone surround, and double doors opening directly onto the rear garden. A separate dining room provides further flexibility for formal entertaining or family gatherings. The kitchen is of notable size, fitted with traditional country-style cabinetry, quartz worktops and centred around a quintessential Rayburn range — a fitting heart to the home. Beyond the kitchen, a practical boot room provides access to a useful outdoor store.

Upstairs, there are three well-sized bedrooms, two of which enjoy both front and rear aspects. All rooms take full advantage of the

unspoilt views across open rolling countryside to the rear. A family bathroom serves the first floor.

OUTSIDE

Externally, the rear garden is substantial and backs directly onto open fields, offering a rare sense of space and privacy. There is excellent potential to extend the property, subject to the necessary planning consents, further enhancing the living space or capitalising on the wonderful setting. Homes offering this balance of location, potential and outlook are seldom available within Nunney, a village known for its historic castle, community spirit and easy access to Frome, Bath and beyond. Early viewing is highly recommended.

ADDITIONAL INFORMATION

Oil fired central heating. Mains electricity, water and drainage. No gas connected.

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.





Frome Road, Nunney, Frome, BA11

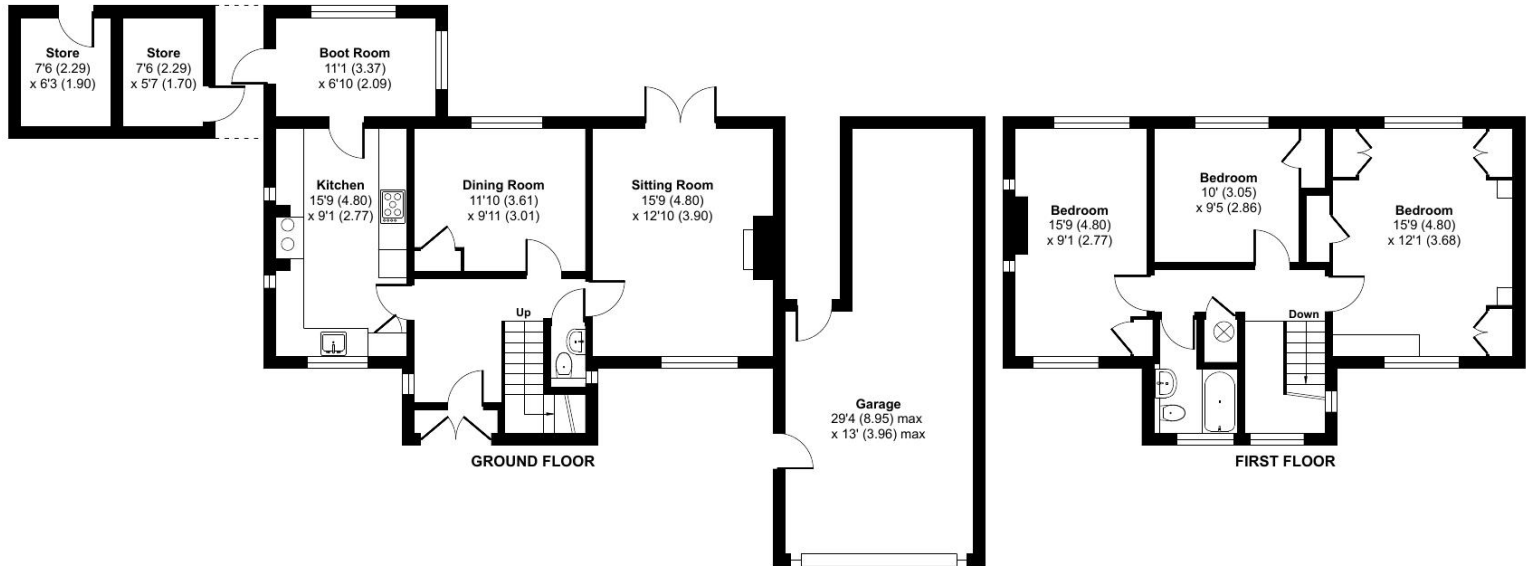
Approximate Area = 1293 sq ft / 120.1 sq m

Garage = 323 sq ft / 30 sq m

Outbuildings = 89 sq ft / 8.2 sq m

Total = 1705 sq ft / 158.3 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: 1283628



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