



Tower View Farm, Ridgeway, Nunney, Somerset BA11 4NU

Guide Price:£895,000

COOPER  
AND  
TANNER





# Tower View Farm

## Ridgeway, Nunney, Somerset BA11 4NU

 4  2  4  1.8 acres EPC G  
Guide Price £895,000

### Description

Set on the outskirts of the village between Frome and Bruton, Tower View Farm comprises an attractive period farmhouse with a versatile range of buildings and land and in all just under 2 acres. One of the buildings has consent to convert into a dwelling. It is located at the end of a 'no through road' in an elevated position with far reaching views to the front and rear. Further land is available of up to another 7.15 acres.

### The house

The farmhouse retains lots of period features including exposed beams, flagstones 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 downstairs cloakroom complete the downstairs space.

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 and there is a further bedroom, bathroom and loft room.

### Outside

The gardens lie to the front and side of the property and are mature and well planted with a variety of shrubs, trees and fruit trees. There is a patio seating area, decked seating area and screened storage area for the oil tank, recycling and storage. There is ample parking with a yard to the rear.

### The buildings

Attached to the house is concrete block former stable building has been converted into individual storage units, this would suit a variety of other uses and could generate an income if desired as perhaps workshops or office space.

A detached concrete block barn formerly housed 8 internal stables with a tack room, feed room and grooming/wash box. This building is now used for general storage. Note. There is consent to convert this building into a dwelling – see the planning section later. There is also detached enclosed concrete framed barn with a mezzanine storage area (16mx12m). This building would suit any number of uses.

### The land

Aside from the gardens and immediate grounds, small field of about 1 acre lies immediately adjoining the buildings. This field is currently unused but has been used for growing flowers and vegetables with an area of wildflower meadow.







# Tower View Farm, Ridgeway, Nunney, Frome, BA11

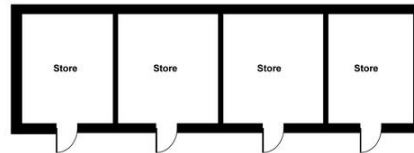
Approximate Area = 2678 sq ft / 248.7 sq m

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

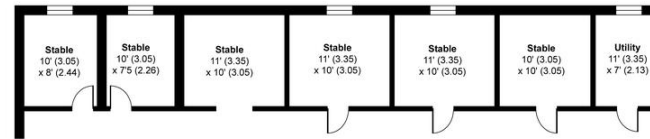


Denotes restricted  
head height

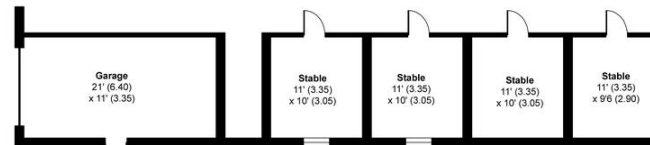
For identification only - Not to scale



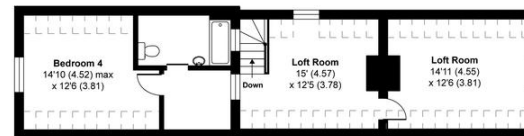
OUTBUILDING 3



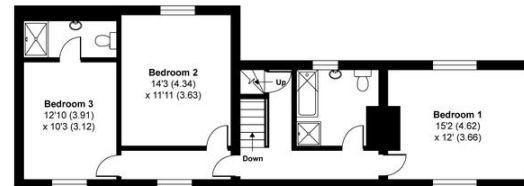
Stables  
66' (20.11)  
x 33' (10.06) max



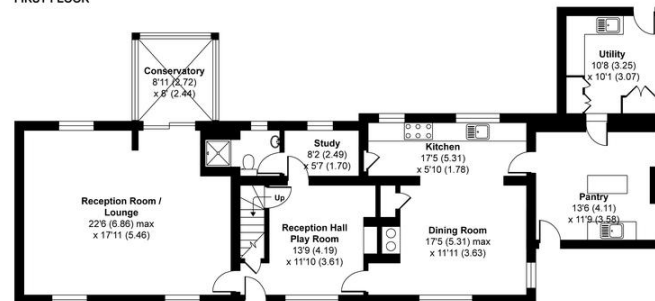
OUTBUILDING 2



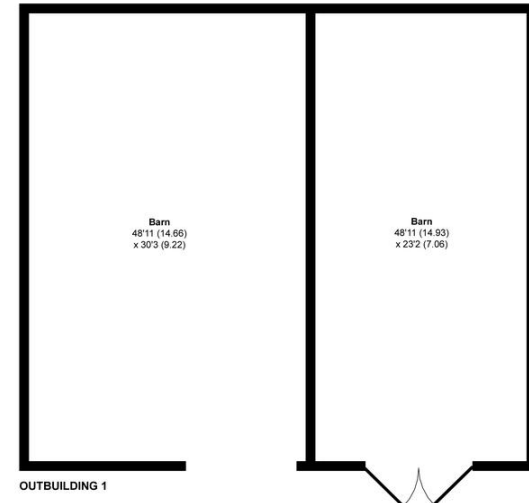
SECOND FLOOR



FIRST FLOOR



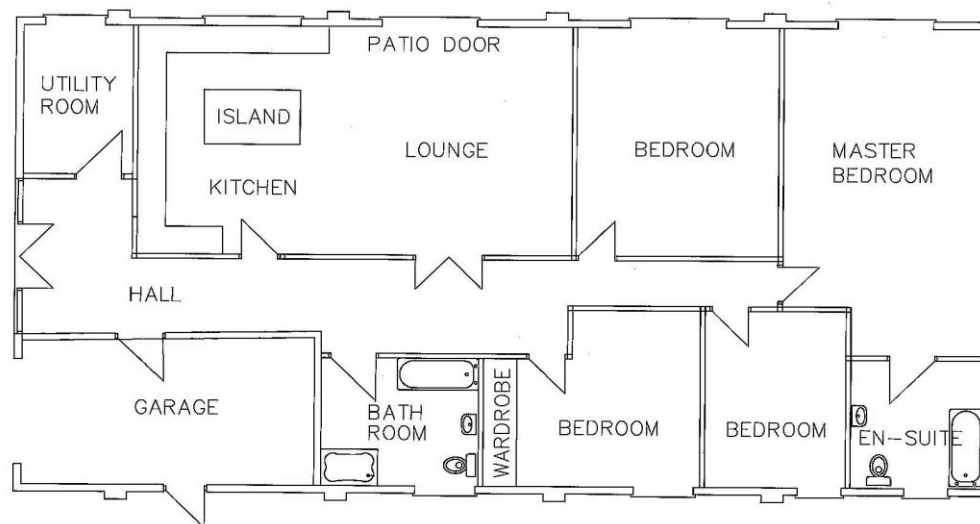
GROUND FLOOR



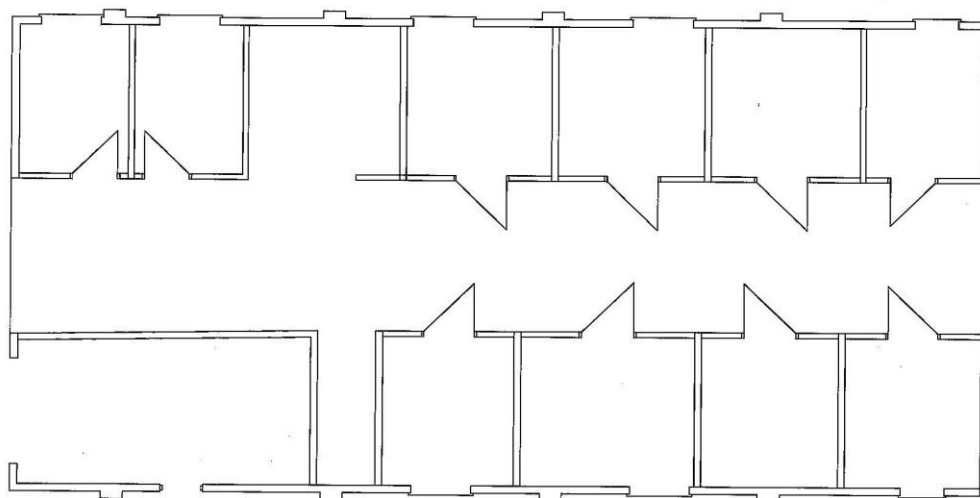
OUTBUILDING 1



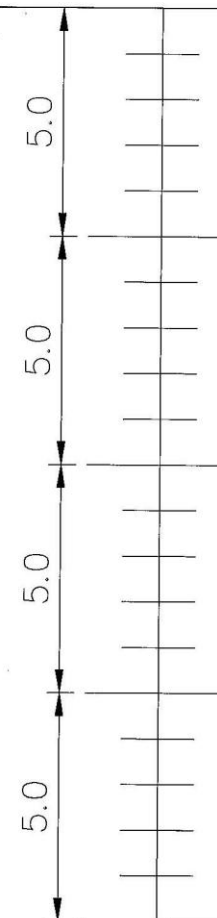
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2021. Produced for Cooper and Tanner. REF: 749761



PROPOSED FLOOR PLAN



EXISTING FLOOR PLAN



CLIENT: - MR MRS CLAYTON  
TOWER VIEW FARM  
RIDGEWAY, NUNNEY

NEW DWELLING

DRAWN  
J.C.

DATE  
02.01.2023

SCALE  
1:100

ISSUE A  
1. FIRST ISSUE



### Further land

Two further fields are available by separate negotiation. These lie to the north and total about 7.15 acres. They are shown on the plan as edged blue. They are both grass with mature hedge boundaries. The vendors gained consent for one paddock for a glamping site, some of the infrastructure is in place (wooden glamping platforms and outdoor kitchen structures) with provision for showers and toilets. The views from this field are superb.

Note. A right of way of the driveway and onto the green lane (shown hatched blue on the plan) will be reserved in favour of the further land.

### Planning

There is planning consent to convert a farm building into a four-bedroom detached house. This is under the class Q consent. Planning Ref 2023/1707/PAA. See New Dwelling floor plan above.

The vendors have lapsed consent for an extension on the rear elevation to provide a larger kitchen/dining room and a fourth bedroom and an extended principal bedroom on the first floor.

### Notes

A footpath runs along the drive from the highway and then over the green lane where it crosses one of the other fields.

### Location

Nunney is a picturesque village just outside Frome with its very own castle, village hall, church, playing field, primary school, pub and shop. Nearby Frome has a thriving arts and cultural centre was recently voted the best town in England to live with a vibrant Café culture. The city of Bath is within easy commuting distance as is Bristol. Bruton has a good range of local shops, pubs and restaurants including the highly regarded 'The Chapel' which also supplies artisan bread and take out pizzas.

The Newt near Bruton is a boutique hotel and country estate that is fast becoming an essential destination and Bruton has the Hauser and Wirth world-class gallery, multi-purpose arts centre and Roth Bar & Grill. The town has excellent schools including King's and Sexey's.

There are a network of country lanes, footpaths and woodland with both the Longleat and Stourhead Estates on the doorstep. Equestrian facilities in the area are excellent with a good selection of local training bases and competition centers.



### 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
- Bruton







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