

# School House,

Catch Road, Nunney, BA11 4NE

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Guide £545,000 - £565,000 Freehold

An impressive four-bedroom detached home, set in the very desirable village of Nunney, offering generous amounts of outside space and off-road parking.

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### DESCRIPTION

An opportunity has arisen to purchase this four-bedroom, detached home that is positioned within walking distance to the centre of the historic village of Nunney.

Filled with character features and yet offering well proportioned, naturally bright spaces, the house represents an exciting and rare opportunity. The property does require updating.

To the front of the house is a living room with a working log burner and a large bay window which fills the space with natural light. To the side of the house, a triple aspect room runs almost the full depth of the house and provides a fantastic open space to utilise as a second living room which is big enough for large families and indeed anybody that enjoys entertaining.

The dining room is perfectly positioned within the house, adjoining the open planned kitchen dining room, allowing for a sociable entertaining space and again, perfect for families. The kitchen is complete with a range of free-standing wall and base units, room for appliances, space for a table and chairs or sofa and with double doors leading onto the wonderful private back gardens.

There is also a study, a utility room and cloakroom on the ground floor.

On the first floor there are four bedrooms and the family bathroom. Three of the bedrooms are double in size with the master enjoying an en-suite shower and views across countryside.

### OUTSIDE

To the front of the house, you have a lawn which is bordered by shrubs and decorated with an attractive tree, whilst parking for two vehicles lies to the side.

The gardens predominantly lie to the rear and are a fantastic size, with a good degree of privacy. The back gardens are mainly laid to lawn with a number of mature shrubs and trees.

### 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 its Safari Park and family attractions are within a fifteen-minute drive and the village itself borders fields and attractive walks.

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. Babington House and the Longleat Estate, with its famous safari park, are both nearby.





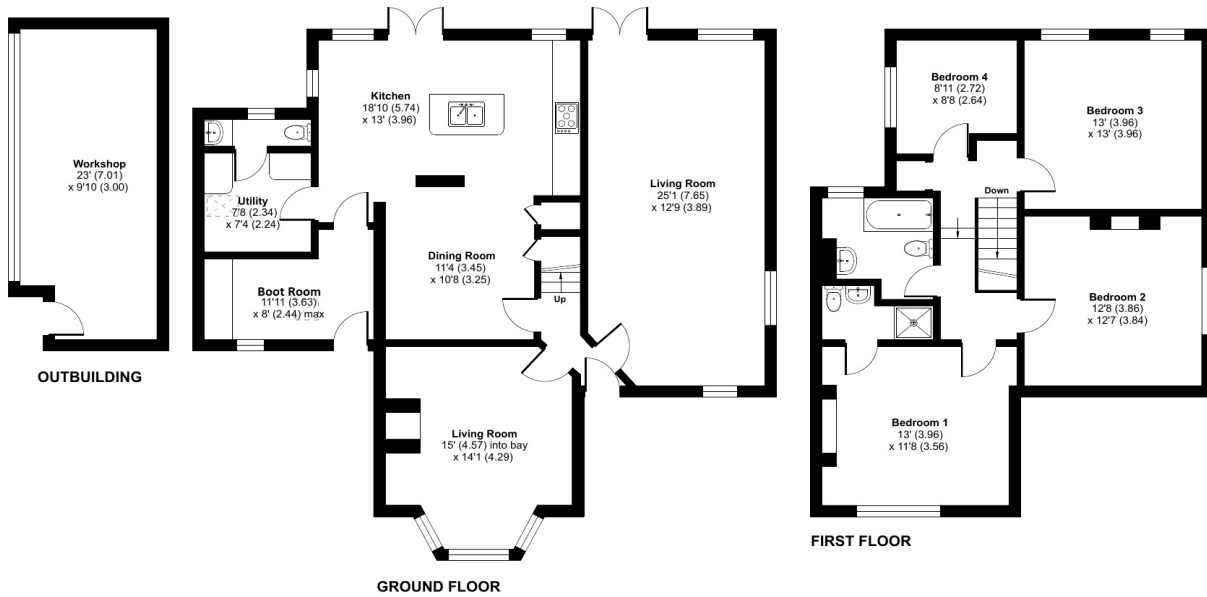
# Catch Road, Nunney, Frome, BA11

Approximate Area = 1831 sq ft / 170.1 sq m

Outbuilding = 216 sq ft / 20 sq m

Total = 2047 sq ft / 190.1 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Cooper and Tanner. REF: 979343



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