

Beehive Cottage,

Nunney, BA11 4LW

COOPER
AND
TANNER



£375,000 Freehold

Occupying an unrivalled position in the heart of Nunney, Beehive Cottage is an enchanting eighteenth-century home that perfectly captures the essence of English village life. With direct views of the 14th-century moated Castle and the gentle flow of Nunney Brook, this remarkable property combines timeless character with beautifully appointed interiors. Offered to the market Chain Free.

Beehive Cottage, Nunney, BA11 4LW

 3  1  1 EPC F

Offers in the region of £375,000 Freehold

DESCRIPTION

The cottage's crisp, painted stone elevations and part-thatched roof create a picture-perfect façade that blends seamlessly with its historic surroundings. Inside, the property has been thoughtfully restored, offering elegant and comfortable accommodation arranged across three floors. The ground floor features a generous kitchen and dining area beneath the thatch, forming a warm and inviting hub of the home. The principal reception room, complete with a Jetmaster log-burning stove, opens into a bright sunroom with bi-folding doors that lead out to a tranquil terrace beside the brook, an idyllic spot for morning coffee or evening relaxation.

On the first floor is a versatile single bedroom or study and a well-appointed bathroom. The upper level is particularly charming, nestled beneath the eaves with exposed beams and gentle sloping ceilings that create a cosy and intimate feel. There are two beautifully presented double bedrooms on this floor, both offering delightful views over the rooftops of the village, while the principal bedroom enjoys a particularly enchanting outlook across the brook towards the Castle. The soft natural light, characterful timberwork and the sense of calm on this level make it an idyllic retreat.

Beehive Cottage is not listed but lies within Nunney's Conservation Area. The property has been comprehensively updated, creating a home that is as practical as it is charming. The thatched section of roof, limited to the kitchen, is in excellent order, with no rethatch required until at least 2041 (estimated cost £5,000) and routine maintenance every five to six years (approximately £1,200). The property has not been

affected by flooding since the 1960s.

LOCATION

Nunney is widely regarded as one of Somerset's most desirable and picturesque villages. With its historic castle, welcoming community and excellent amenities, including a well-stocked shop, a popular dog-friendly café and a highly regarded primary school. It offers an exceptional balance of charm, convenience and community. With its superb position beside the brook and far-reaching castle views, Beehive Cottage represents a rare opportunity to acquire a truly special home in one of Somerset's most admired settings. In addition to making a welcoming home, the cottage is also well suited as a weekend bolt-hole, being 1.5 hours from London on the train, and 2.5 by road, as well as being in an area of high demand for rental investments. 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.

ADDITIONAL INFORMATION

Electric heating. Mains drainage, water, and elec





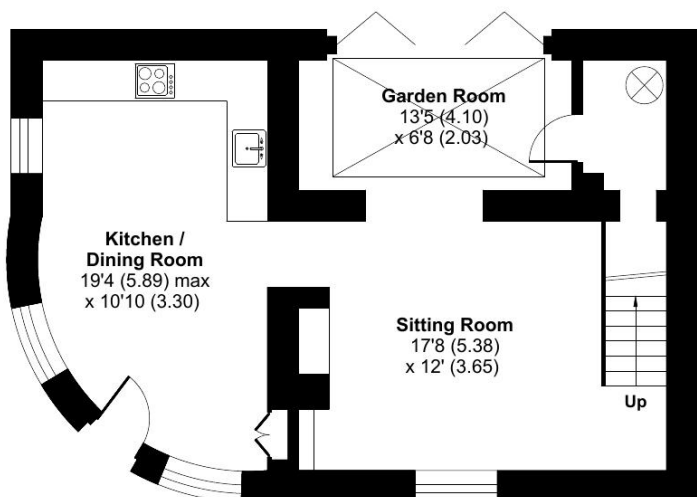
Church Street, Nunney, Frome, BA11

Approximate Area = 989 sq ft / 91.8 sq m

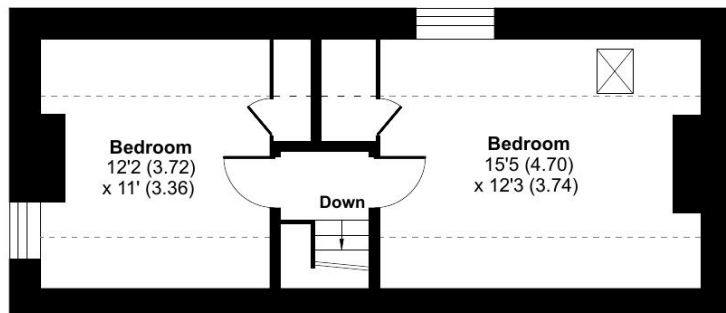
Limited Use Area(s) = 166 sq ft / 15.4 sq m

Total = 1155 sq ft / 107.2 sq m

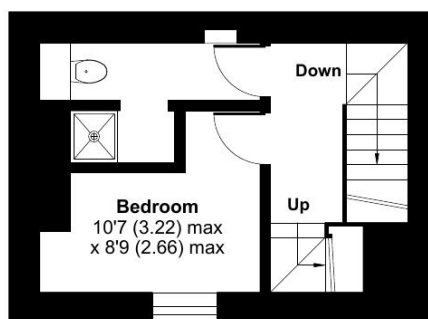
For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom2025. Produced for Cooper and Tanner. REF: 1369010



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



RICS

