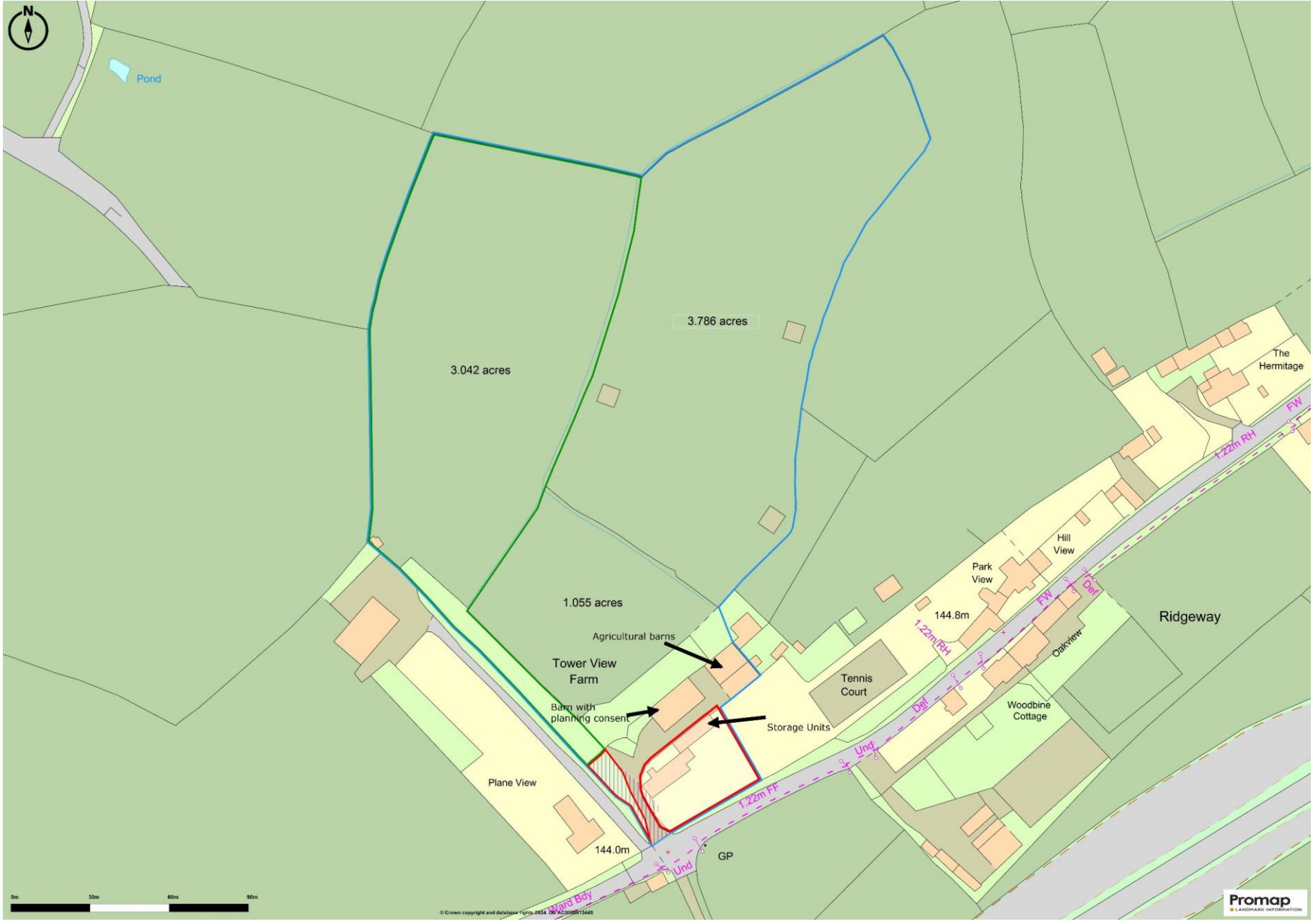




Tower View Farm, Ridgeway, Nunney, Somerset BA11 4NU

COOPER
AND
TANNER



Tower View Farm

Ridgeway, Nunney, Somerset BA11 4NU

 4  2  4  9 acres EPC G

As a whole: Offers over £1,300,000 (edged blue)

Farmhouse only: Offers over £825,000 (edged red)

Farmhouse with paddock: Offer over £875,000 (edged green and red)

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 totals just under 9 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.

The property has the space in the form of land and buildings to allow the owners to generate an income stream or run a business from home. The present owners ran a wildflower retail business, selling fresh and dried cut flowers and have set up the infrastructure for a campsite.

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.

A concrete block stable building has been converted into individual storage units that would suit a variety of uses and could generate an income if desired. The detached concrete block barn houses 8 internal stables with a tack room, feed room and grooming/wash box and has permission to be converted into a 4-bedroom home. There is also a detached enclosed concrete framed barn with a mezzanine storage area. (16mx12m) This building would suit any number of uses.





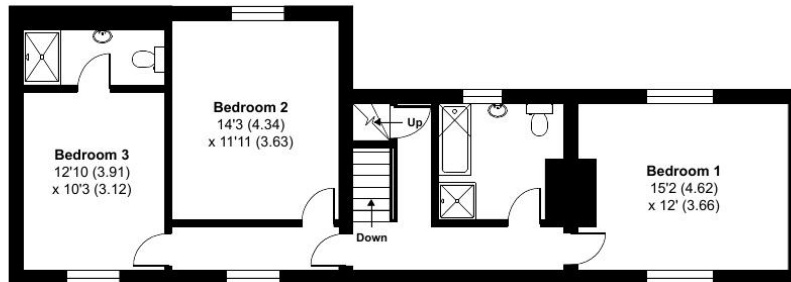
Tower View Farm, Ridgeway, Nunney, Frome, BA11

Approximate Area = 2678 sq ft / 248.7 sq m
Limited Use Area(s) = 166 sq ft / 15.4 sq m

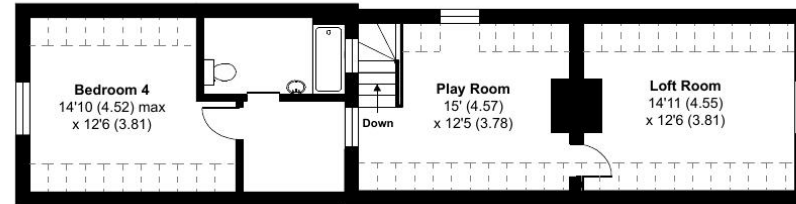


Denotes restricted head height

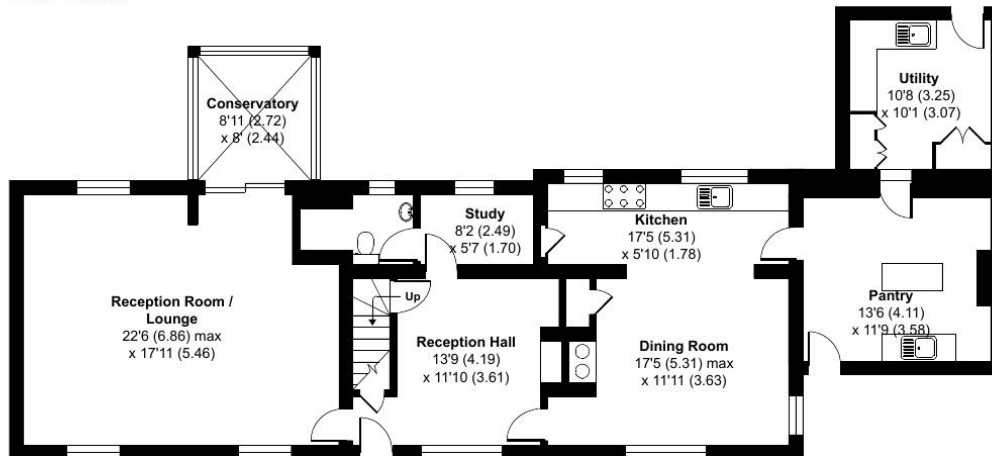
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FIRST FLOOR



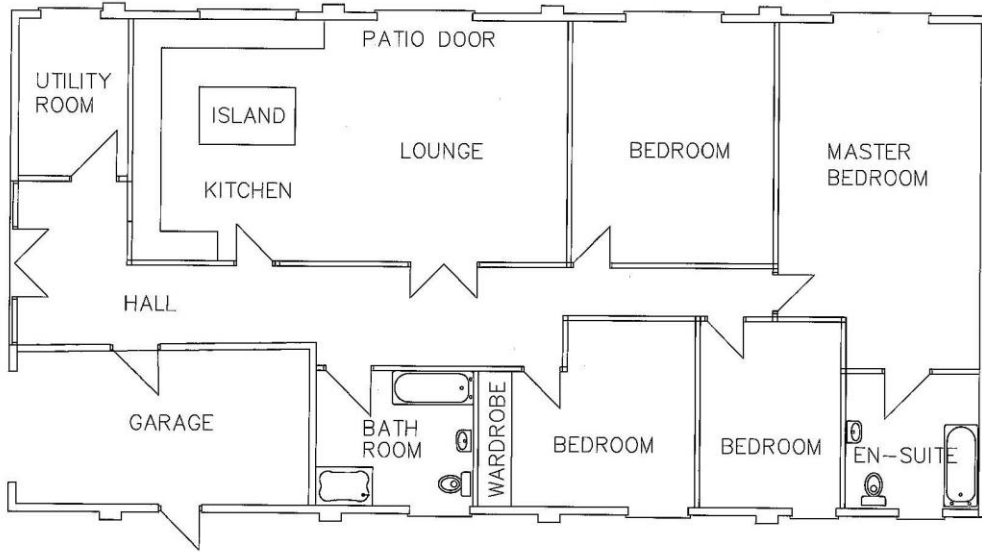
SECOND FLOOR



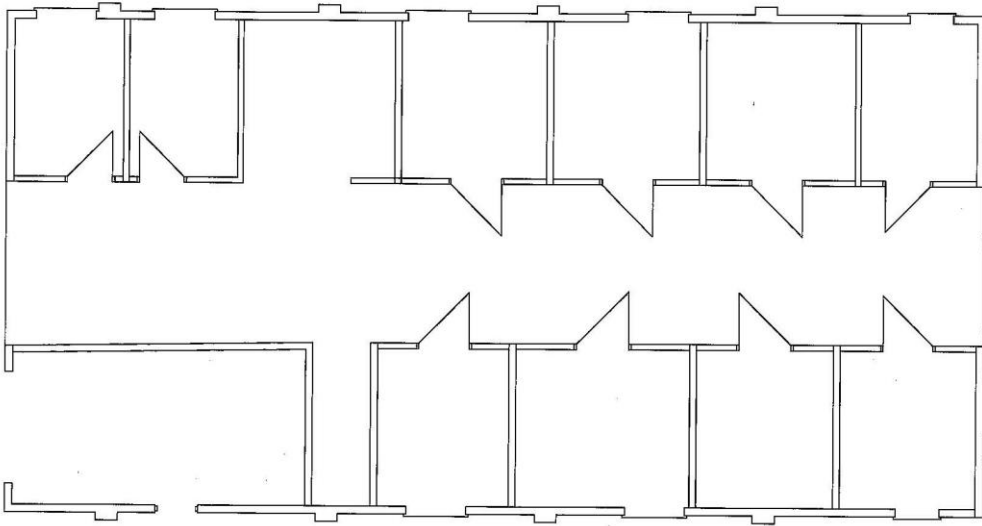
GROUND FLOOR



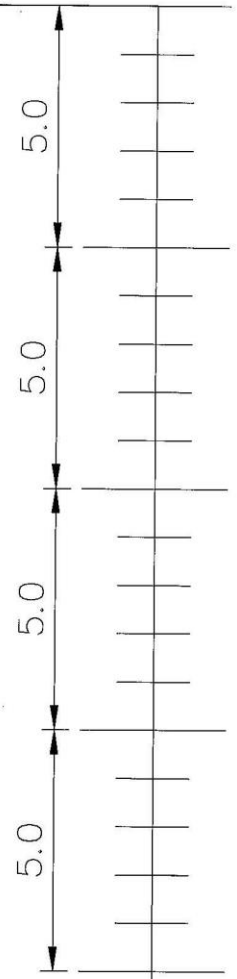
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Cooper and Tanner. REF: 749761



PROPOSED FLOOR PLAN



EXISTING FLOOR PLAN



The land

Lying to the rear of the property the land is divided into three paddocks and was formerly used for livestock with mature hedges bounding the land. The vendors gained consent for one paddock for a glamping site with the infrastructure in place with three wooden platforms, with the showers and toilets in situ. The views from this location are superb. The other field is in permanent pasture. The paddock immediately behind the buildings was recently used to grow wildflowers for retail.

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
The vendors have lapsed consent for an extension to provide a larger kitchen/dining room and a further bedroom on the first floor.

There is also planning consent with the infrastructure in place ready for a final sign off for a campsite. Planning ref 2019/1291/HSE and 2015/0096/FUL

Notes

1. The area shown hatched on the plan is currently unregistered title.

2. A footpath runs along the drive from the lane and along the western boundary of the land exiting at the northwest corner.

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. Downside, Millfield at Street and Wells Cathedral School are all close by.

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 completion 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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