

# hunter french



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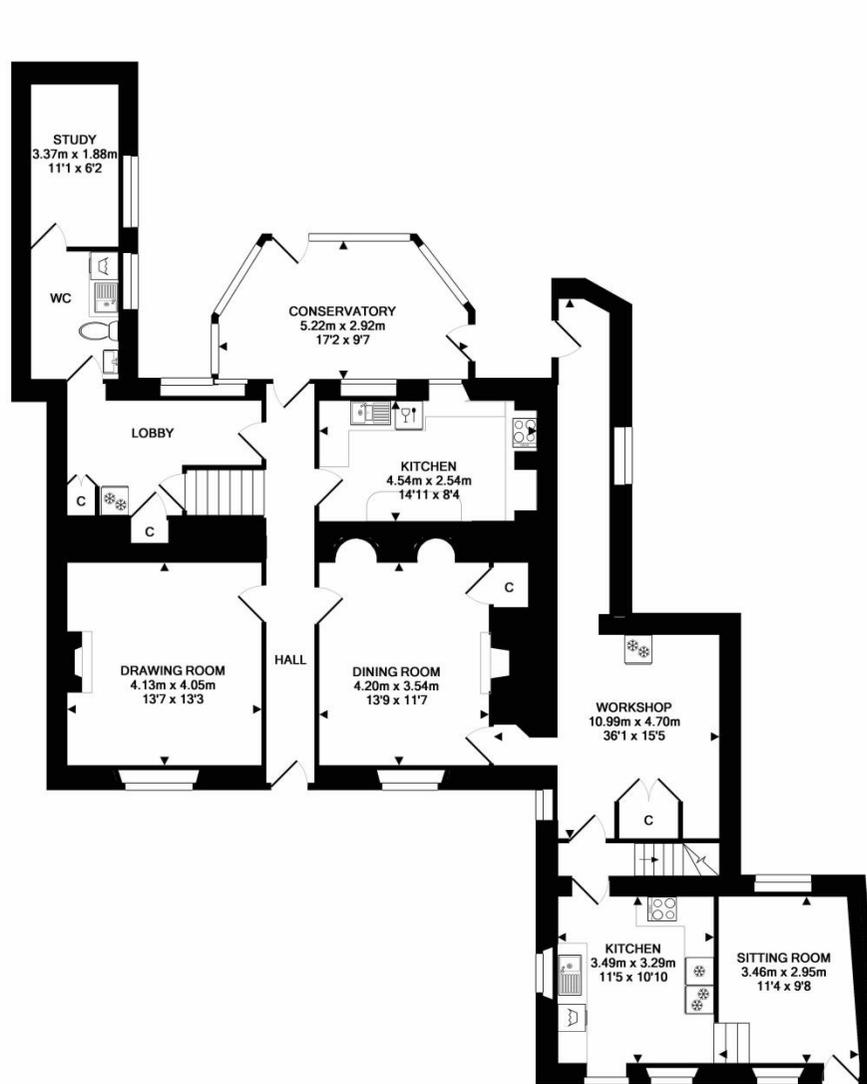


# Horn Street, Nunney

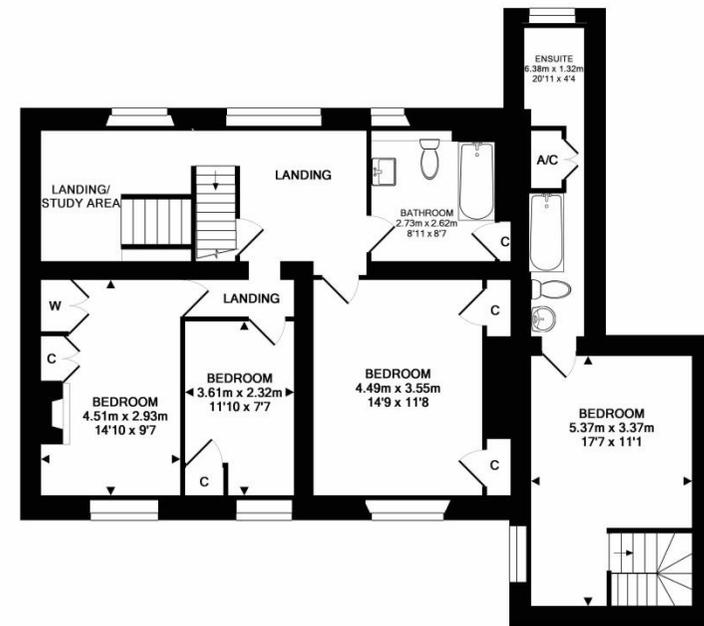
St Peter's Cottage is situated within the heart of the ancient village of Nunney, a quintessential English village retaining its castle, built in 1373 with a pretty stream running along the side of it. There are excellent local amenities to include a post office, hairdresser, village store, pub and local primary school, with further schooling available locally in both the private and state sectors. A regular bus service runs to both Frome and Wells and the village is located close to the A361 for commuting further a field. Nunney is located approximately 20 miles from the city of Bath which offers a range of cultural, shopping and other amenities. St Peter's Cottage is handsome Grade II Listed house dating from 1744 with an imposing frontage on to Horn Street. The property boasts characterful and spacious accommodation which comprises living room with period features including Georgian fireplace with jetmaster fire, dining room with period built-in cupboard and fascinating Georgian wig stand along with a further fireplace. The rear of the ground floor there is a bespoke hand built kitchen with granite worktops, wooden frame conservatory, laundry room and office. On the first floor there are three bedrooms again with period features and a family bathroom. On the second floor there is a stunning master suite with bedroom boasting the most impressive exposed beams and ensuite bathroom. The property offers three separate gardens, one to the front, one to the rear and a further garden across the lane. The front garden is beautiful designed with wisteria climbing along the railings, climbing roses, lavender and box style hedging. The rear garden is of good size with a more walled style garden immediately off the house leading through to an open lawn area with stunning flower borders and backing on to open fields. Across the lane there is the kitchen garden with veg beds and fruit trees and shelter gravelled area all overlooking the stream. As well as all of this, there is a double garage with parking for two cars in front. To the right of the property there is a one bedroom cottage with living area, kitchen, double bedroom and bathroom. this has been rented successfully for a number of years but would also make a super holiday or option of multi generational living.



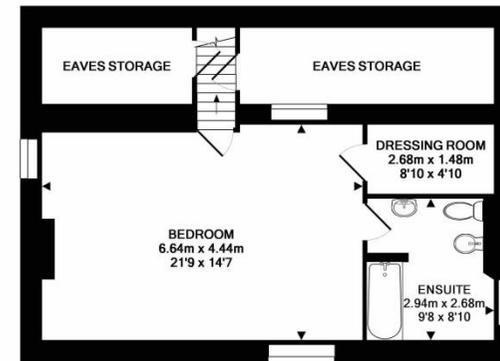
£850,000



GROUND FLOOR  
APPROX. FLOOR  
AREA 142.5 SQ.M.  
(1534 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 96.1 SQ.M.  
(1035 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 57.5 SQ.M.  
(619 SQ.FT.)

TOTAL APPROX. FLOOR AREA 296.1 SQ.M. (3188 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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