



## Church Street, Nunney

£260,000

Council Tax Band B Tax Price £1,645 pa





Interact with the virtual reality tour and call Forest Marble 24/7 to arrange your viewing of this fabulous cottage found in the stunning historic Somerset village of Nunney. This delightful property, dating back to the early eighteenth century, is situated in the heart of the village, offering accommodation over two floors and also benefiting from a beautiful private garden that sits to the rear of the home. Parking here is on street, but is readily available and without the requirement for permits. Living here will give you the countryside feel that you may be looking for and also allow you the opportunity to become part of a great community whilst maintaining close links to larger towns of Frome, Warminster and Shepton Mallet, as well as other Mendip villages. To interact with the virtual reality tour please follow this link:

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### Situation

The village of Nunney is steeped in history and is listed in the Domesday book as being a former manor, also evidence suggests it dates back to being a Roman Settlement. The famous Nunney Castle was originally built in the 1300's and is a short walk from the property where you can sit and admire the old castle and moat. The local inn and public house, The George, dates back to the 17th century and is well renowned for its hospitality and good food. The village also boasts a local convenience store and is very well situated for long countryside walks with a wide range of local footpaths and bridle ways. The one thing that you will instantly find with the village is the amount that is going on, whether it be the summer street fair, the duck race, local community events, carols around the castle, international horse trials, movie nights and the list goes on. Frome is just a few miles away and is one of the most popular towns in Somerset for home movers. Frome boasts a broad range of facilities including railway station that will allow links to Bath, Bristol and London.

### Key Features

- Beautiful Village Setting
- Mid Terrace Cottage
- Two Bedrooms
- Private Rear Garden
- No Onward Chain
- Grade Two Listed



## Rooms

### Open Plan Living Room & Kitchen

18'6" x 15'2" (5.67m x 4.63m)

### First Floor Landing

7'10" x 6' (2.16m x 1.83m)

### Bedroom One

10'5" x 7'9" (3.20m x 2.41m)

### Bedroom Two

11'10" x 7'4" (3.38m x 2.26m)

### Bathroom

7'9" x 7'5" (2.41m x 2.29m)

### Outhouse WC

4'8" x 3'7" (1.46m x 1.13m)

## Directions

Approaching Nunney from Frome you will need to proceed up Nunney Road from the Badcox area of the town and continue out of the town and stay on the same road until you reach the edge of Nunney village. From here continue straight into the centre of Nunney where you will find the property on your left hand side shortly before the George Inn.

## Agent Notes

At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.





Approximate total area<sup>(1)</sup>

563.28 ft<sup>2</sup>

Reduced headroom

13.67 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom:

Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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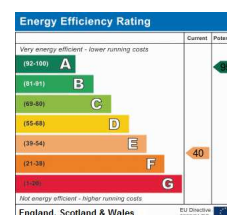
## Forest Marble Ltd

Forest Marble, 4 Harris Close, Frome BA11 5JY

Call: 01373 482900

Web: [www.forestmarble.co.uk](http://www.forestmarble.co.uk)

Email: [will.parfitt@forestmarble.co.uk](mailto:will.parfitt@forestmarble.co.uk)



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