



Eaves

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Woodpecker Cottage

7 Horn Street, Nunney,
Frome, BA11 4NP

A charming 2 bedroom cottage, dating back to around 1750, situated on a peaceful lane in the village of Nunney near Frome.

GUIDE PRICE: £280,000

TENURE — FREEHOLD



Overview

A charming 2 bedroom cottage, dating back to around 1750, situated on a peaceful lane in the village of Nunney near Frome. The cottage offers a sitting/dining room, kitchen with stable door out to the rear garden, 2 double bedrooms, a bathroom and a garden to the rear.



Key Features

- PICTURESQUE VILLAGE LOCATION
- PERIOD COTTAGE
- SITTING/DINING ROOM
- KITCHEN
- 2 DOUBLE BEDROOMS
- BATHROOM
- COURTYARD GARDEN
- STREAM TO THE REAR
- DOUBLE GLAZING AND OIL CENTRAL HEATING
- NO ONWARD CHAIN

Immediate Area

The picturesque village of Nunney has a well-stocked Spar shop, The George Inn (a pub with rooms), primary school, café, village hall, church, garage, petrol station and the stunning moated Nunney Castle. The village calendar is full of fun events throughout the year and there is a real sense of community.

Frome is just 3.5 miles away and has a good selection of independent shops, supermarkets a famous monthly market and a mainline train service direct to London Paddington. Other places of interest nearby include The Newt in Somerset, Babington House and Hauser and Wirth Gallery and farm shop in Bruton. Bristol airport is just 25 miles away.



The Cottage

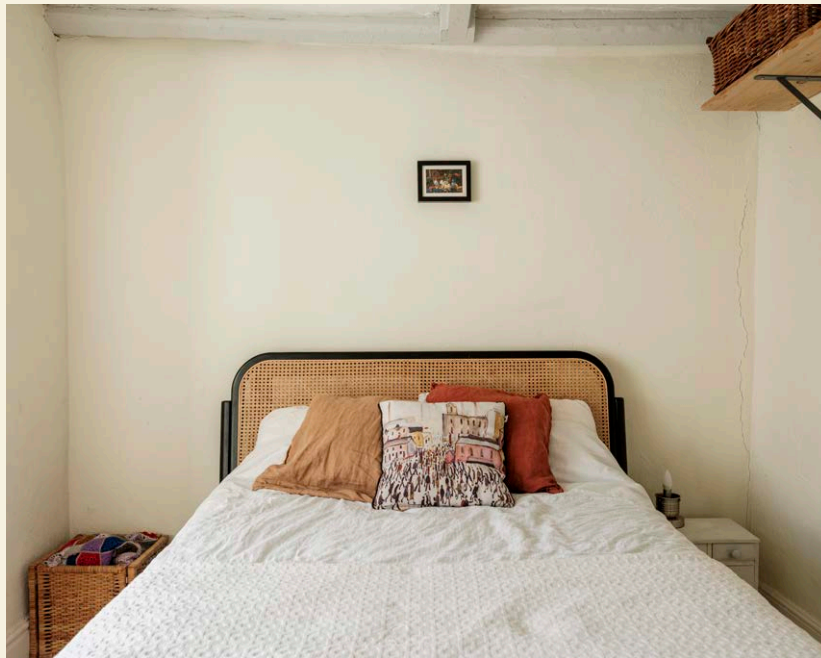
Dating back to the 18th Century the cottage is built of local Stone under a tiled roof. Situated in a row of equally pretty cottages it offers a slice of quintessential English village life.

EPC — E



Interior

Through the front door there is a small inner porch with a curtain, this leads into the sitting/dining room with solid wood floor, cottage windows out to the lane and to the rear garden and stairs to the 1st floor. There is also a handy under-stairs storage space for coats and shoes. An opening leads through to the kitchen. The kitchen has a lovely wooden stable door that leads out to the garden and stream beyond. A rustic kitchen which houses the boiler, plumbing for a washing machine, an integral fridge, space for a cooker and a Belfast sink with window above looking out to the rear.



Up the stairs and immediately on the right-hand side is the second bedroom that overlooks the garden and the stream. The landing, with white painted floorboards, then leads to the colourful bathroom which has a bath with a shower, loo and basin with more storage under. After the bathroom comes the main bedroom with double height ceiling into the roof space, exposed beams, window seat, a built-in cupboard and space for a freestanding wardrobe.



Kwiaty jego życia

CH. NORMAN RAINE ALISON BEST CHRIS HAYWOOD SARAH WALKER
REŻYSER: PAUL COX



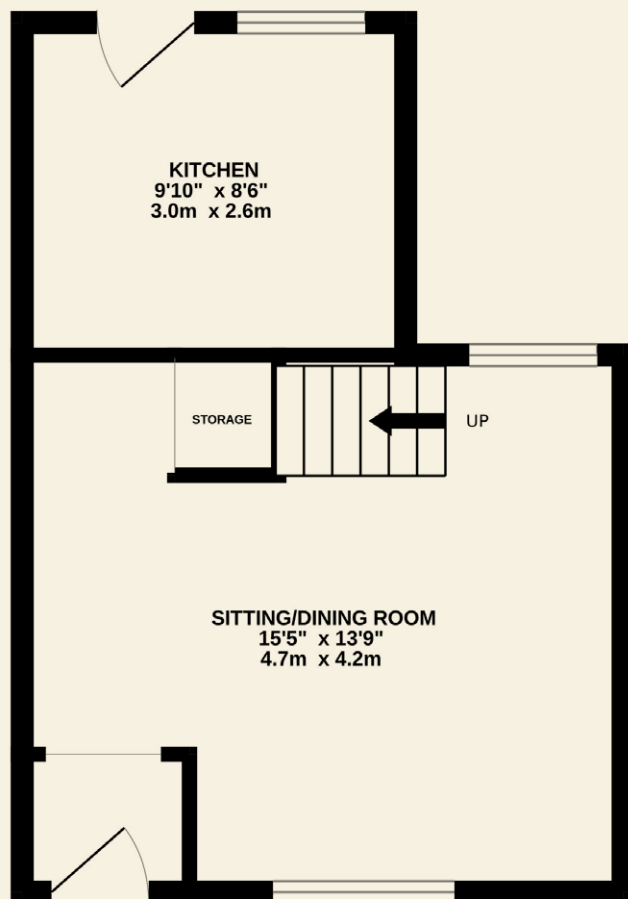
OUTSIDE

To the rear is south-facing a paved garden that has steps down to the stream running in parallel to the street. It is a peaceful space with the sound of running water and offers plenty more potential.



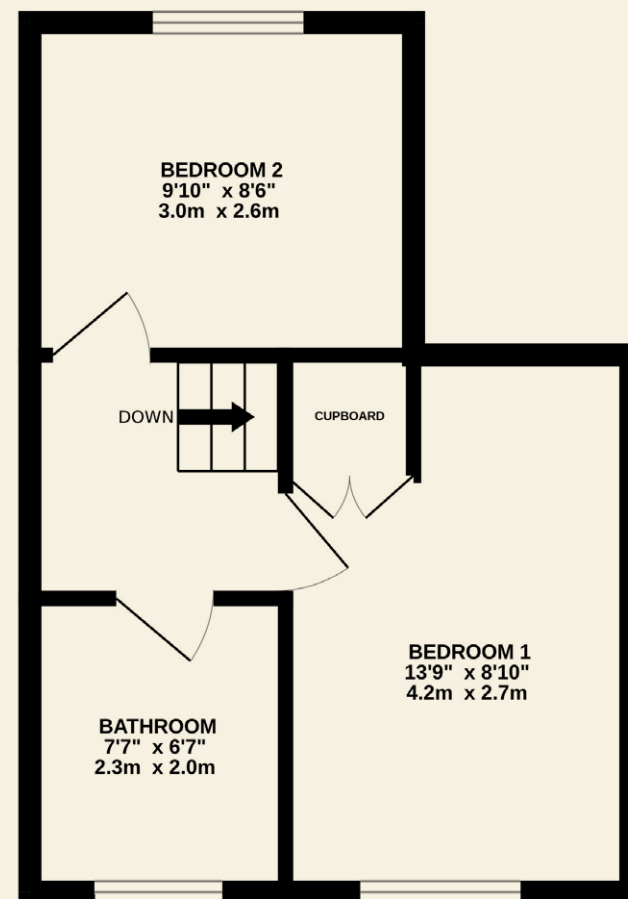
GROUND FLOOR

296 SQ. FT. / 27.5 SQ.M. APPROX



1ST FLOOR

296 SQ. FT. / 27.5 SQ.M. APPROX



Floorplans



Directions

Head west out of Frome on the A361. Continue for approx. 2.5 miles. At the roundabout take the 3rd exit onto Catch Rd.

Continue on Catch Rd taking a left turn onto Castle St and then first left onto Horn St where the cottage can be found on the left hand side.

WHAT 3 WORDS /// WASHROOM. BLUES. SCRAPPED

Services

Mains electricity, water and drainage are connected to the house, oil fired central heating.

Local Authority

Somerset Council - Band C.

Eaves Notes

The current owner has carried out some works to the house including damp proofing (covered by a 20 year guarantee from 2022) and replacement of the oil tank, there is also a satisfactory electrical report from 2021.

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SUNDAY:

BY APPOINTMENT

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by appointment only.

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