

The Millers House

Nunney, Somerset



A magical detached, four bedroom Edwardian family home, in the charming village of Nunney with blissful gardens.

From 3.3 miles, Babington House 5 miles, Bruton 8.3 miles, Bath 16.6 miles
(All distances are approximate).



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Summary of accommodation

The House

Lower ground floor: Office | Utility room | 3 store rooms

Ground floor: Entrance hall | Living room | Dining room | Open plan kitchen/breakfast room | Balcony | Cloakroom

First floor: Principal bedroom | Dressing room | 3 double bedrooms | Bathroom | Shower room

Outside

Terrace | Lawn | Millpond | Woodland | Double garage

In all approximately 1.95 acres



Situation

Times and distances are approximate.

Nunney is a charming village to the south of Bath, termed the 'Prettiest village in England' by Radio 4.



The village benefits from a thriving store with a Post Office, a great café and The George public house; in addition to the ruin of medieval Nunney Castle as its centrepiece. Horn Street itself is a particularly idyllic and serene setting within Nunney.



Nearby, Frome's historic centre, which is renowned for its atmospheric streets, quirky independent shops, cafés, galleries, and performing arts. Regularly featured in 'Best Place To...' lists, Frome is now famous for its independent town council, its innovative health care approaches, the monthly Independent Market, vibrant community action, and the surprise performances of international stars at the Cheese & Grain.



Babington House, the private members' club, with its swimming pools, tennis courts, gym, bars and restaurant is only a short drive away (approximately 10 minutes); and the Hauser & Wirth Gallery in Bruton and The Newt are also both within easy reach.



Connections in the area are excellent with the A37 and A303 (M3) not far away, providing access to the wider motorway network. Frome, Westbury and Warminster stations all provide regular rail services to London Paddington and London Waterloo.



The House

The Millers House dates back to 1904. This special home has stylish interiors arranged over three floors with excellent flow. Large windows throughout provide natural light and a wonderful variety of views, giving a sense of being in nature.

The property has been renovated to a high standard by the current owners this year and provides modern family living space with a plethora of restored character features.

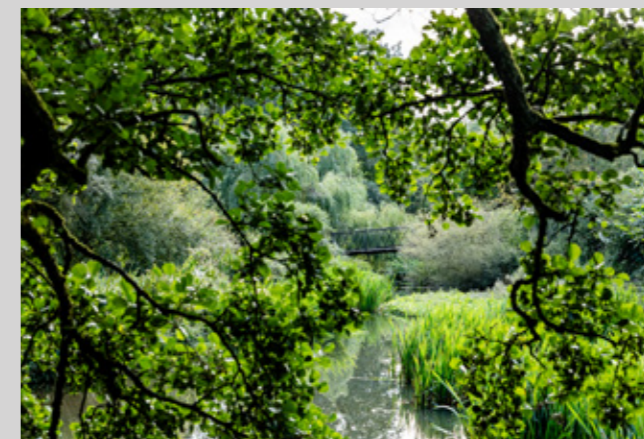
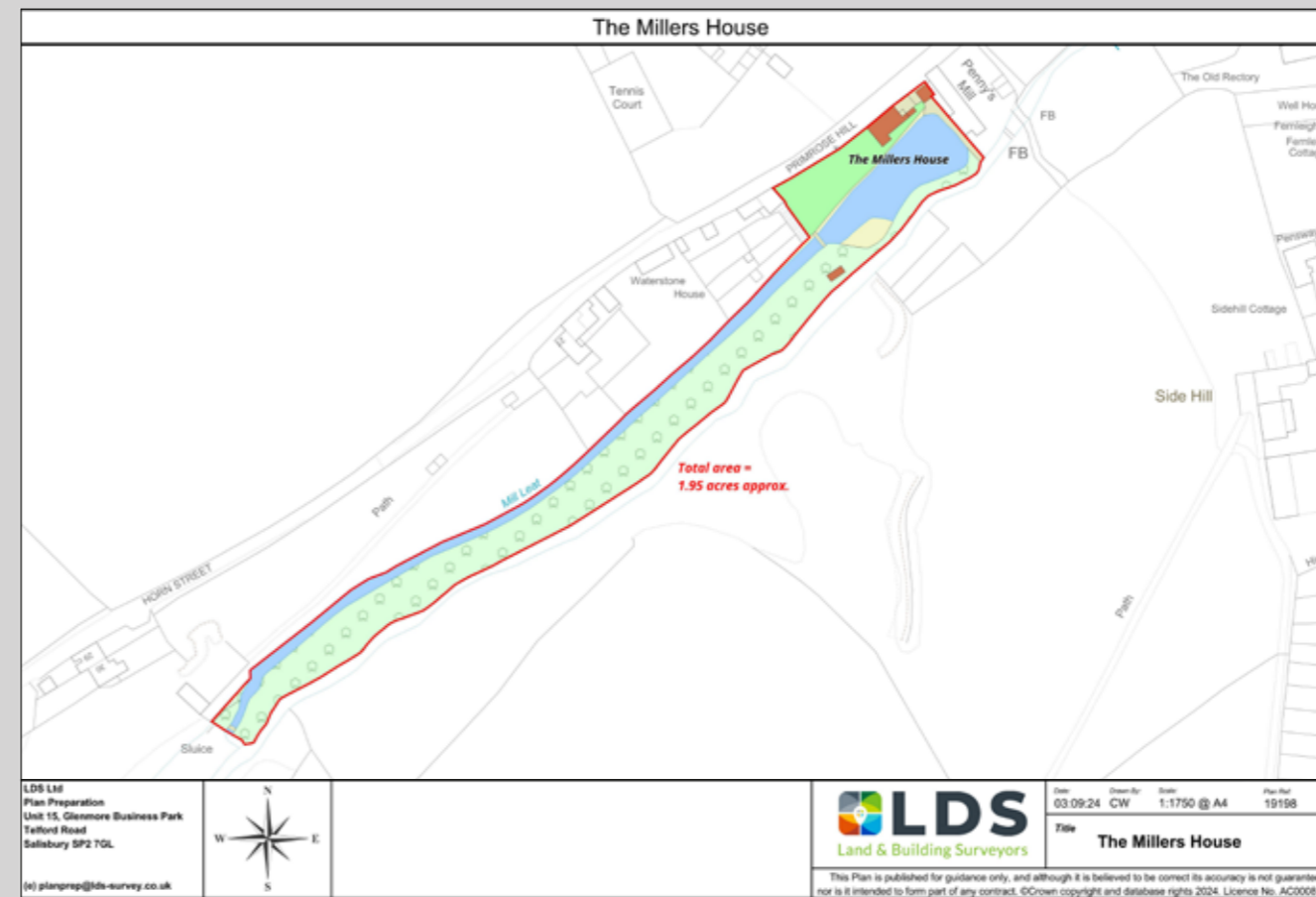
From the formal entrance hall with original tiled floor you have the living room with bay window overlooking the formal garden, and the light and airy dining room which benefits from three large sash windows overlooking the pond and double doors leading out to the gardens. This room also features tall ceilings, exposed wooden floorboards and an open fireplace.

From here is the open plan kitchen/breakfast room, a perfect space for lazy mornings as a family, or for entertaining. The kitchen features a range of wall and base units, a range cooker and double doors leading out onto a balcony, which is ideal spot to enjoy a morning coffee.

There is also a boot room area and a cloakroom on this floor.

On the first floor there are four double bedrooms, a dressing room, the family bathroom and a shower room. Each room enjoys its own view either across the gardens, mill pond and woodland beyond or towards the castle.

On the lower ground floor you have an excellent home office, with two doors leading out to the grounds. Beyond this is the utility room, and three useful storage rooms. This space could be converted to an annexe, subject to obtaining the necessary consents.



Outside

The terraced grounds which lie to the side and front of the house are enchanting. The formal gardens are filled with a colourful variety of mature plants and shrubs in addition to apple, pear and plum trees, gooseberries, wild strawberries and raspberries.

There are a variety of seating areas, including a balcony off the kitchen, which provide great spaces to become lost in the view.

From the upper gardens a gated bridge leads over the mill pond to the river and woodland. This beautiful space has been progressively looked after since the early 1980s to become a haven for wildlife. Regularly seen here are a variety of birds including White Egrets, Kingfishers, Peregrine Falcons, Tawny Owls and multiple variants of dragonfly, bees and butterflies. There is a delightful old resident rowing boat that has been with the house since it was built.

There is a double garage and off-road parking.

Property Information

Tenure: We are advised that the property is Freehold.

Services: We are advised that there is mains water, electricity, and drainage. Oil fired central heating. Truespeed ultrafast broadband.

Local Authority: Wiltshire Council – wiltshire.gov.uk

Council Tax: Band F

EPC: E

Guide Price: Offers in excess of £1,450,000

What3Words (BA11 4NP)

[///winning.easily.stunts](https://www.what3words.com/BA114NP)

Approximate Gross Internal Floor Area

Main House = 260 sq.m / 2,807 sq.ft

Double Garage = 26 sq.m / 280 sq.ft

Total Area = 286 sq.m / 3,087 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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