



Market Place, Nunney



# Market Place Cottage, Market Place, Nunney, BA11 4LY

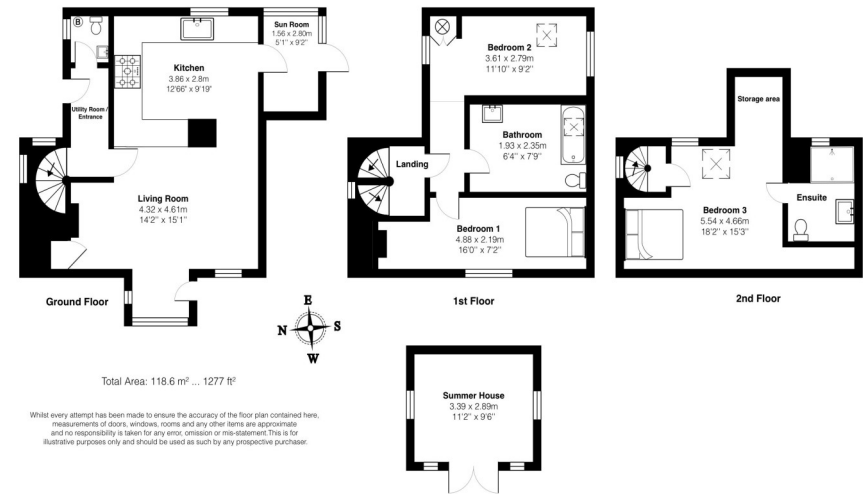
Market Place Cottage occupies a superb position in the centre of Nunney but has the advantage of being set back from the road with it's own garden and parking. This characterful cottage is lovingly presented with a contemporary feel and is over 3 floors accessed by a winding oak staircase. The front door opens in to a lobby leading to the living area. The stone fireplace (housing a wood burning stove) makes quite a statement along with the black limestone floor. The kitchen with its oak units and ample storage then leads on to an oak framed porch (with yet more storage) leading on to the pretty garden. On this floor there is also a W/C and laundry area. The first floor has 2 bedrooms served by a stylish bathroom with natural light from a light well. Further storage has been cleverly placed. The spacious master bedroom with ensuite shower room on the second floor has exposed oak beams with views to the village green and allotments. Externally, railway sleeper steps lead to an easily managed garden with lawns, flower beds and stone terrace with pergola. There is a shed close to the house and large summerhouse which has been used as a studio - both with power, as well as a garden shed. The log and bin stores are well concealed. The village benefits from a pub which serves good food, a shop/post office, café and it's very own castle! There are many footpaths with wonderful walks through glorious surrounding countryside. The village primary school is a short walk away and Frome is just over 3 miles away, with many amenities and rail links to Bath, Bristol and London. EPC = E Council tax band - C Services – Oil central heating, Mains electricity, Mains water, Mains drainage.











Score	Energy rating	Current	Potential
92+	A		98   A
81-91	B		
69-80	C		
55-68	D		
39-54	E	44   E	
21-38	F		
1-20	G		



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