



Sungates Ridgeway Lane, Frome, BA11 4NS
Guide price £725,000





Sungates, Ridgeway Lane, Nunney, Frome, BA11 4NS

This beautiful family home has been generously modernised and upgraded by the current owners, including new carpets upstairs and herringbone solid oak hardwood flooring downstairs. With a secure gated driveway (parking for 3 cars), 16 large solar panels (feed-in tariff to the grid). The property further benefits from a prime position within the village, 30 seconds walk to the village park and 2 minutes' walk from the castle, shop and pub.

Ground Floor

Upon entering the home, the entrance hallway gives access to the lounge, cloakroom, a large children's play room, kitchen and dining room. The beautifully appointed kitchen features a comprehensive range of soft-close base, wall, and drawer units with a solid wood worktop, an inset stainless steel sink, an integrated electric oven and hob, and a window overlooking the rear garden. The adjoining dining room provides ample space for a family table and chairs.

The front-facing lounge is a generously sized reception room, complete with a charming feature fireplace (multi-fuel wood-burning stove) and plenty of room for comfortable furnishings.

Also on the ground floor is a sauna room/study, a cloakroom, a utility room with plumbing for appliances, and a large conservatory—offering additional versatile living space with views onto the garden.

First Floor

Upstairs, the principal bedroom is a spacious double with an en-suite shower room comprising a shower cubicle, wash hand basin, and WC. There are three further double bedrooms—two with views over the rear garden—and an additional single bedroom.

The bedrooms are served by a contemporary family bathroom with a panelled bath, wash basin, and WC. There is also an additional bathroom that features a double-width shower enclosure.

Detached Annexe

A standout feature of this property is the impressive, detached annexe, providing fully self-contained accommodation comprising: two bedrooms, an open-plan lounge and kitchen/diner, and a stylish wet room. Ideal for relatives, guests, or as a holiday let.

Outside

The rear garden is fully enclosed and predominantly laid to lawn, featuring a raised decked seating area and a patio—ideal for al fresco dining and entertaining. The front garden includes a further patio with space for outdoor furniture, an attractive vegetable garden, and a range of mature shrubs and ornamental trees. A small garage for storage and a wooden tool shed is situated to the side.

The driveway provides ample off-street parking for several vehicles.

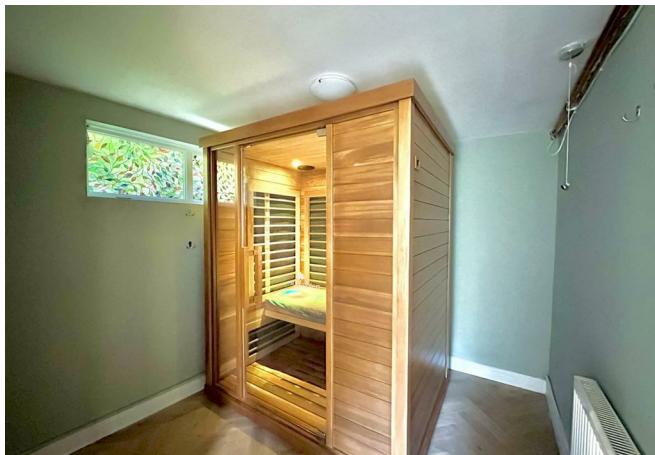
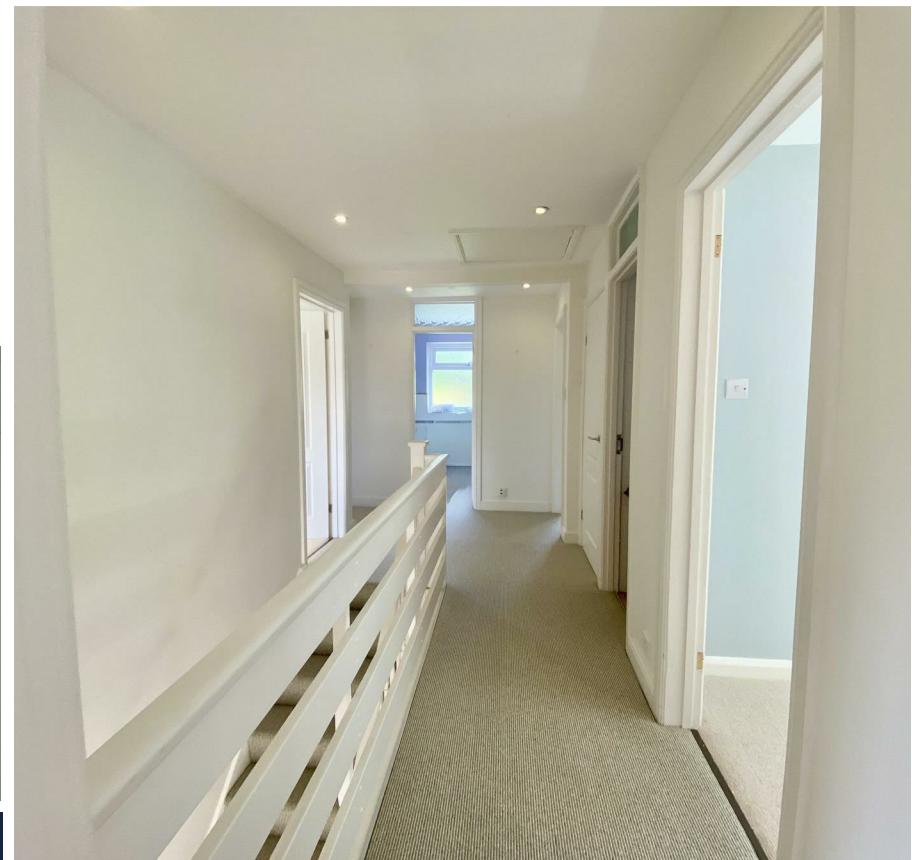
Location

Nunney is an exceptionally sought-after village, renowned for its charm, community spirit, and historic 14th-century castle. The village benefits from a well-regarded pub, village shop, church, and scenic countryside walks.

Just a short drive from the thriving market town of Frome, residents enjoy easy access to a wealth of independent shops, cafes, restaurants, and rail links to Bath, Bristol, London, and beyond. Excellent road links connect Nunney to Shepton Mallet, Bruton, and surrounding areas, making it a superb base for both commuting and rural living.

*An estate agent has an interest in this property.

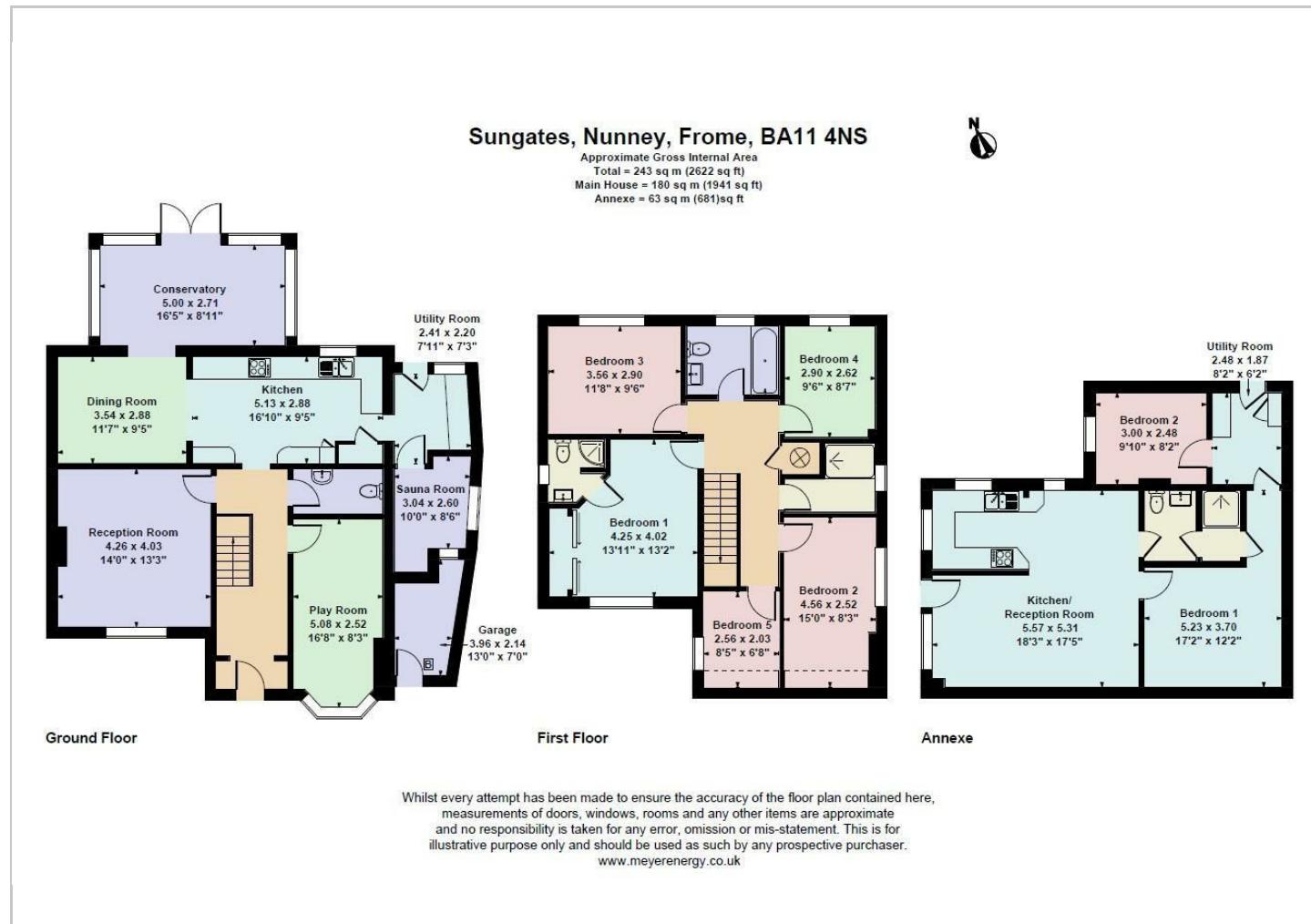
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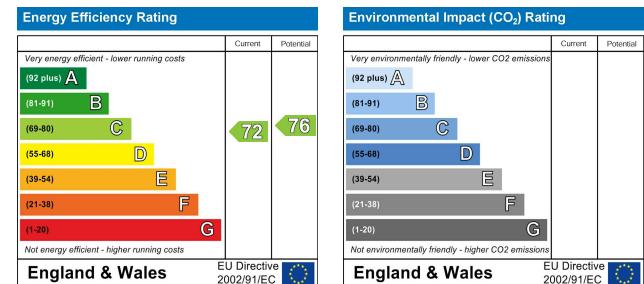
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Rivendell Estates Office on 01373 489 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.