LODESTONE



27, Nunney





27, Nunney

BA11 4NP

Guide Price £825,000

4 Bedrooms | 3 Bathrooms | 2 Receptions

PROPERTY FEATURES

- Idyllic period property in pretty village near Frome
- Four bedrooms
- Three bathrooms
- Generous family kitchen/diner
- spacious garden
- Parking
- Not listed
- Outstanding, panoramic views
- Excellent transport links







A charming period family home in Nunney.





Dating back to 1750, this charming attached period property enjoys a wonderfully peaceful position in the heart of the pretty village of Nunney, on the outskirts of the popular town of Frome. With far-reaching views over an ever-changing woodland landscape, the house has a rare sense of tranquillity and privacy, while remaining part of a vibrant village community.

27 Horn Street is a characterful and versatile family home, with well-proportioned accommodation arranged over three floors. The generous country-style kitchen forms the heart of the house, with original beams, tiled flooring and ample space for both dining and entertaining. From here, a utility room and downstairs cloakroom are conveniently positioned.

The elegant sitting room is particularly special, with three floor-to-ceiling windows framing the uninterrupted woodland views beyond. The room opens directly onto a large decking area, creating a wonderful extension to the living space and an idyllic spot for outdoor dining, entertaining or simply relaxing while enjoying the spectacular views.

On the first floor, a generous open landing leads to two double bedrooms, both with en-suite bathrooms and walk-in wardrobes. The principal bedroom is flooded with natural light through further floor-to-ceiling windows, making the most of the dramatic views. A second staircase rises to the top floor, where there are two further bedrooms and a family bathroom, providing excellent flexibility for family living, guests or home working.

Outside

The property has private parking, while pretty stone steps lead down through the terraced garden. A combination of paved terraces, lawn and decking creates a series of inviting spaces for outdoor dining, entertaining or simply sitting and enjoying the spectacular woodland backdrop. The garden slopes gently away from the house and extends down to a brook, adding to the wonderfully peaceful atmosphere.

Situation

Nunney is a particularly special Somerset village, renowned for its strong community spirit and picturesque setting. At its heart are the impressive remains of the 14th-century moated Nunney Castle, rising dramatically from the centre of the village and providing a unique focal point.

The village has an excellent range of amenities for everyday life, including a popular pub, village shop, church, village hall and coffee shop. The annual village fete is a much-loved event, attracting visitors from across the surrounding area.

The fashionable market town of Frome is approximately five minutes by car and offers an excellent range of independent shops, cafes, restaurants and everyday amenities. The award-winning Frome Independent street market takes place on the first Sunday of each month and has become one of the town's most popular attractions.

The equally fashionable town of Bruton is approximately 15 minutes away and is renowned for its thriving cultural and culinary scene. The internationally acclaimed Osip, just south of Bruton, offers an exceptional dining experience, while Hauser & Wirth Somerset is home to its renowned gallery, gardens and Da Costa Italian restaurant. The town also offers a superb selection of independent shops, galleries, restaurants and cafes, while the much-loved Babington House is just a few miles away.

The beautiful city of Bath is approximately 35 minutes away and offers an exceptional range of cultural, historical and recreational attractions. Communications are excellent, with mainline railway stations at Frome and Castle Cary providing services to London Paddington, while Bristol Airport is approximately 45 minutes to the west.

Schools

Nunney First School is rated Good with Outstanding Features by Ofsted and provides a popular local option, with secondary schooling available in Frome. Sexey's School in Bruton is an established state day and boarding school.

The area is also exceptionally well served by independent schools, including All Hallows Prep, Downside, King's Bruton, Bruton School for Girls and a number of highly regarded schools in Bath, including Prior Park, Monkton Combe and King Edward's.

Directions

From Frome take the A361 towards Nunney. At the Nunney Catch roundabout take the fourth exit (passing the garage). Continue into





Nunney and take a left turning (over the little bridge). Take the next left and continue up the hill and 27 Horn Street is the white house on your left.

What3words

///twit.surprise.trailers

Services

Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance

Part A

- Local Authority: https://www.somerset.gov.uk
- Council Tax Band: E
- Guide Price: £825,000
- Tenure: Freehold

Part B

- Property Type: Semi Detached
- Property Construction: Stone
- Number and Types of Rooms: 4 Bedrooms, 3 Bedrooms and 2 Reception rooms
- Electricity Supply: Mains
- Water Supply: Mains
- Sewerage: Private
- Heating: Oil
- Broadband: Please refer to Ofcom website. https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker
- Mobile Signal/Coverage: Please refer to Ofcom website. https://checker.ofcom.org.uk/en-gb/mobile-coverage
- Parking: private space





Part C

• Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

• Restrictions: We're not aware of any significant/material restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor.

• Rights and Easements: n/a

• Flood Risk: Low

• Coastal Erosion Risk: low

• Planning Permission: n/a

• Accessibility/Adaptations: n/a

• Coalfield Or Mining Area: n/a

• Energy Performance Certificate: Band E

Other Disclosures

No other Material disclosures have been made by the Vendor.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain profession confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quote approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

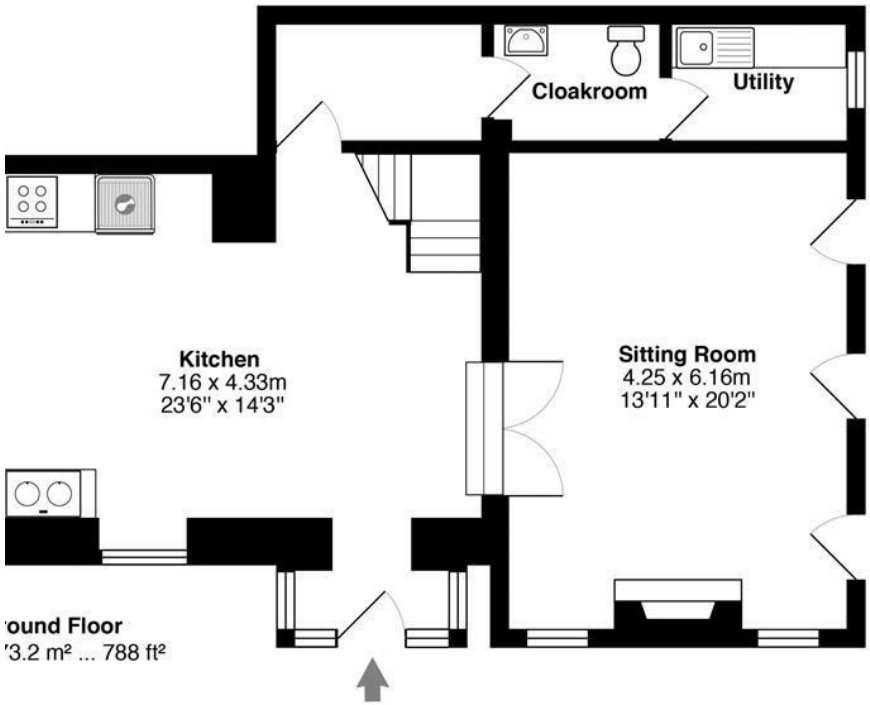
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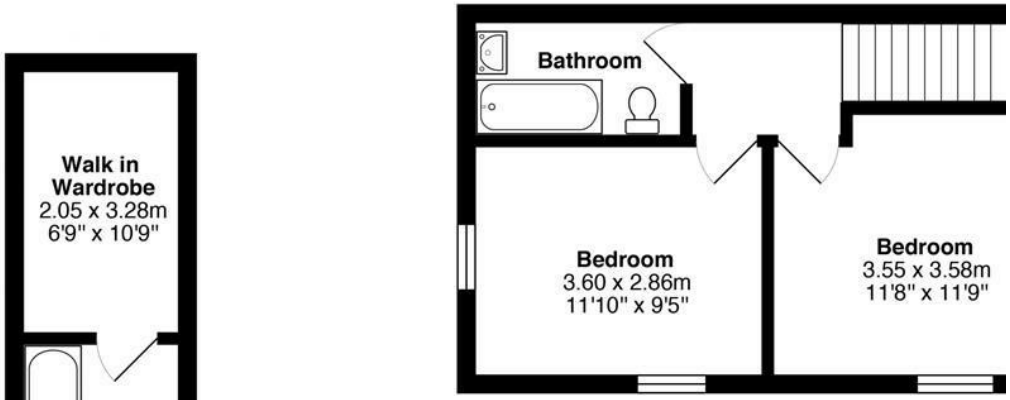
27 Horn Street,
Nunney

Approximate gross internal floor area of main building - 179.1 m² / 1,928 ft²

attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no lity is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All room measurements are maximum dimensions unless otherwise stated.



ound Floor
'3.2 m² ... 788 ft²



Second Floor
Area: 32.4 m² ... 349 ft²

First Floor
Area: 73.5 m² ... 791 ft²

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Bruton
Fry's Halt
Station Road
Bruton, Somerset
BA10 0EH
Tel: 01749 605099
bruton@lodestoneproperty.co.uk

Wells
By appointment only: Bishopbrook House
Cathedral Avenue
Wells, Somerset
BA5 1FD
Tel: 01749 605088
wells@lodestoneproperty.co.uk

www.lodestoneproperty.co.uk