



📍 6A High Street, Nunney, Somerset, BA11 4LZ

🏠 Guide Price £325,000

A stunning and well presented two bedroom period home situated in this most sought after village tucked away off the High Street via a pedestrian only access, benefitting from a private garden.

- Charming Period Home
- Well Presented
- Rear Garden
- Highly Sought After Village with Amenities
- Well Proportioned Rooms
- Quiet Location off High Street
- Superb Local Walks
- 14th Century Medieval Castle in Village

🏡 Freehold

🏠 EPC Rating F



A stunning, two bedroom, two reception room cottage situated in this highly desirable village near Frome, boasting fine amenities including a 14th century Medieval Castle, Public House, café, a general store and a primary school.

The property offers beautifully proportioned accommodation over two floors comprising; spacious entrance hall which could also be used as a dining room. The kitchen leads from the entrance hall and boasts a range of floor and wall units and ample space for a dining table and chairs. Integrated appliances include an electric fan oven, electric hob with extractor hood above. The sitting room is beautifully presented with a central fireplace with woodburning stove being the focal point of the room. Double doors lead out to the garden area. To the first floor are the two bedrooms, a study area in the landing as well as the family bathroom. This floor exudes charm with vaulted ceilings in both bedrooms. The principle bedroom provides fitted wardrobes. The bathroom has been finished to a high standard with white fittings along with a herringbone style floor.

Externally there is a pretty rear garden offering a lovely space to relax and unwind. There is a charming courtyard to sit out directly outside the house accessible from the front door or the double doors from the sitting room. Accessed from the courtyard is a charming walkway to a decked area providing a wonderful place for outside dining.

#### **Situation**

Nunney has a thriving community including its annual easter duck race and the well supported Nunney Fayre at the end of July amongst other events held throughout the year. There is also a Nunney players theatre group. The village is benefits from a fine Public House which also has 10 rooms, a café, a general store, Primary School and a fine 14th Century Medieval Castle. Also there is a village hall which has a post office and a charming children's playground. Nearby is the town of Frome which is well known for its fine Bohemian feel offering a wide array of shops, restaurants and a cinema. Frome has good rail links to nearby towns and cities including Bath and Bristol and London.

#### **Property Information**

Council Tax Band: C

Freehold

Mains Drainage and Electricity, Oil fired Central Heating.

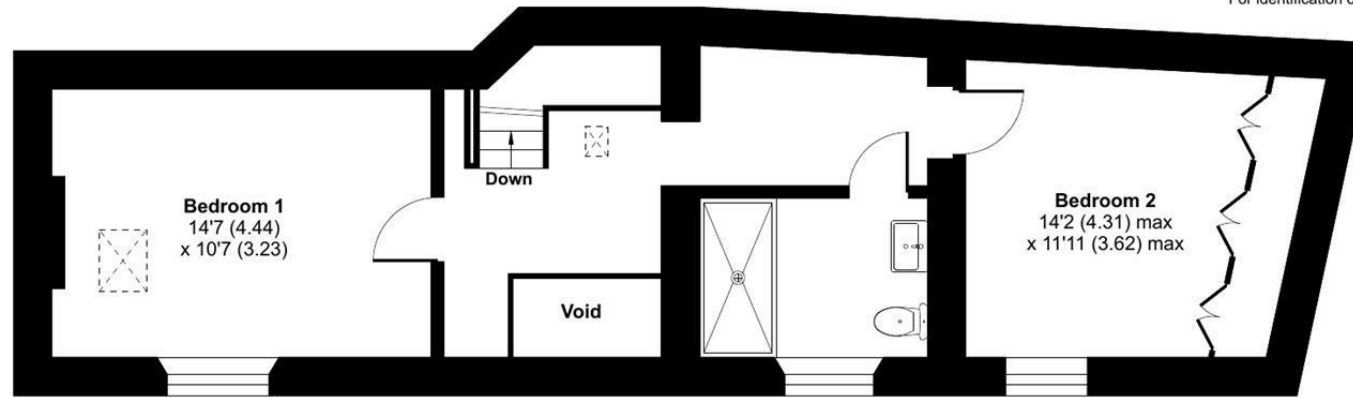
EPC Rating; F



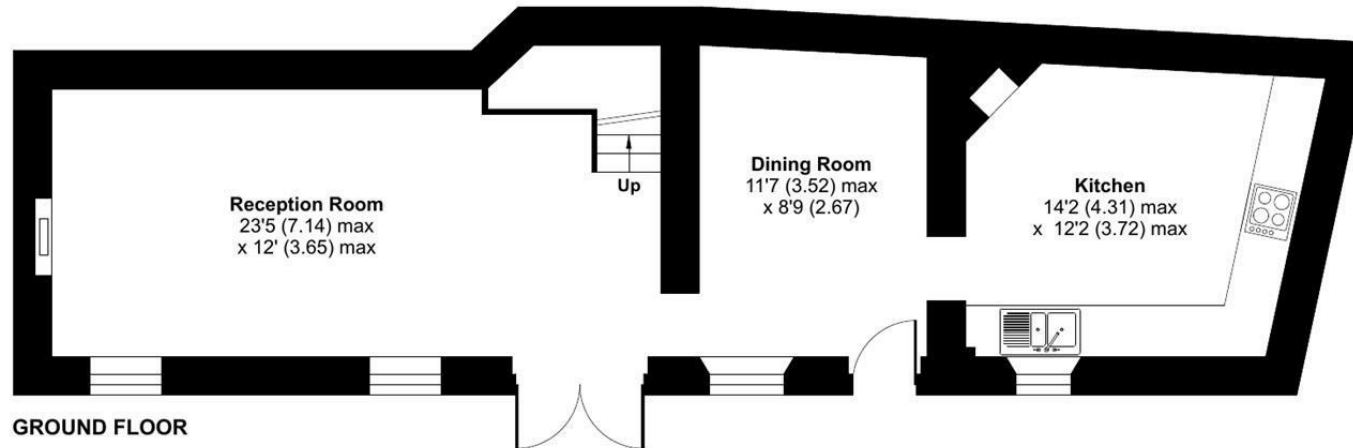
## High Street, Nunney, Frome, BA11

Approximate Area = 1035 sq ft / 96.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1313773

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.