



FOR SALE

Castle Street, Warminster, BA12 6JE

£550,000



ORCHARDS
ESTATES

Orchards Estates 24/7 Sales & Letting Agents - Wow, what can I say, this is a beautiful property which has undergone recent renovation to create a unique space and offers a splendid setting. Yew Glen House is a substantial Georgian Grade II listed Town House of approx. 2,378sq ft, with a 1 bedroom annexe, set in the heart of a Conservation Area with very good accommodation arranged over three floors plus a cellar and a part walled garden. The property has been beautifully restored and has many original period features including three impressive fireplaces, tile and flagstone floors, sash windows, window seats and high ceilings.

£550,000



LOCATION

Mere has most recently been voted one of the best places to live in the South West of England. The house is located in the heart of Mere within walking distance of the Town's amenities and services including a public library, post office, hairdressers, butcher, greengrocer, chemist, doctor and dentist surgeries, primary school and church. Mere is a small town with a strong sense of community with many activities and clubs available to the residents. The area has excellent communication links. The A303 located immediately to the North of the town provides road access to London and the South West, whilst at nearby Gillingham there is a mainline railway station serving London Waterloo. The area is renowned for its excellent public and private schools including St. Mary's School, Shaftesbury; Port Regis; King's Bruton; Bruton School for Girls; Sexeys; All Hallows Sherborne Boys and Girls Schools; Warminster School and Gillingham Comprehensive.

Entrance Hall

Outer door leading to original double vestibule doors and then into the well presented hallway with flagstone flooring, Georgian staircase of original mahogany and spindles (stairs restored, glued and screwed) and wall light points.

Sitting Room - 15' x 11' 2" (4.57m x 3.4m)

Nicely appointed sitting room on the ground floor with feature open fireplace and inset Georgian surround. Built in storage cupboards and lighting on dimmer switch control to create your own ambience. Dado and picture rails and a feature front window with built in wooden shutters and window seat all set over the original floorboards and including modern fixings such as TV point and a wall mounted radiator.

Dining Room/Study - 17' 7" x 11' 1" (5.35m x 3.37m)

Yet another magnificent room with the feature of a lovely fireplace of tiled inset and marble surround containing a built in wood burner with book shelving, wall light points and dimmer switch to main lights set within a ceiling rose and original cornicing to the ceiling. Feature Victorian glass window to hall. Front bay window.

Kitchen - 10' 8" x 9' 6" (3.25m x 2.89m)

This is a pleasant space with a range of high quality solid oak units and solid marble worktops set over a terracotta tiled floor with recently installed Gas Aga, plinth with LED lights, halogen electric hob set in a recess which was formerly the bread oven. Rear aspect window and glass pane door leading to the rear courtyard as well as lift and latch door to the cellar. This room also features a range of ceiling lights, TV point, Telephone point and concealed under unit lighting. With 1 and a half bowl sink, filtered water tap and plumbing and space for a dishwasher. Walk in larder with wood floor and fully shelved.

Cellar - 12' 9" x 8' 1" (3.88m x 2.46m) (Approx)

Previously used as a craft room. Stone steps leading from kitchen to the cellar which contains a floor radiator, power points, halogen lights to ceiling, gas boiler and mains water tap.

Utility room - 17' 2" x 8' 5" (5.23m x 2.56m) (max)

Fitted with a range of floor to ceiling storage cupboards with space and plumbing for a washing machine and dish washer under a solid wood work surface and includes a Belfast sink with mixer taps over a slate tiled floor. With ceiling fitted downlighters, Velux type roof window and two side aspect windows as well as a part glazed door providing access to the rear courtyard garden.



Ground Floor Cloakroom

White suite comprising of wood panelled walls to dado height, a contemporary wash hand basin and low level WC.

First Floor Landing

A particular feature of this property is the staircase which leads to the first floor with gallery balustrade and rear aspect, stained glass window, built in shelving and a radiator.

First Floor Cloakroom

Designed with flair this room features a fitted original wash stand, low level WC and deep sill window to rear aspect.

Dressing Room

Door from 1st floor landing leading to dressing room with 5 large cupboards for storage with lights within most, airing cupboard housing immersion heater and further door leading to;

Shower Room/Wet Room

Modernised shower room featuring under floor heating over tiled flooring. Includes a walk-in double shower with glass door and tiled interior and downlighter. Heritage wash hand basin, bidet, large mirrored cupboard and radiator.

Drawing Room - 15' 2" x 13' (4.62m x 3.96m)

Gorgeous first floor drawing room with feature Oriel Window to front aspect with lovely view of the Church steeple and a simply magnificent and working Georgian fireplace with slate surround. Modernisation includes 2 wall light points, 2 wall mounted radiators and TV point with ceiling light. This room also includes a large original Georgian cupboard with shelving set within the original wall niche.

Bedroom One - 15' 1" x 13' 1" (4.59m x 3.98m)

With large sash window offering views across to the Church tower, this room includes an ornamental fireplace, radiator, picture rail and wall light points and centre light.

Stairs leading to

2nd floor, large landing, Georgian banisters, built in book cases, 2 wall light points, centre Chandelier light and Velux ceiling window.

Bedroom Two - 15' 8" x 12' 8" (4.77m x 3.86m)

Double glazed window to front aspect offering nice views, fitted wardrobe, storage cupboard, wall light point and radiator.

Bedroom Three - 13' 2" x 10' 4" (4.01m x 3.15m)

With rear aspect window and ceiling mounted Velux type window, this room includes built-in triple wardrobe with storage and shelving cupboard, original chimney breast, radiator and TV point.

Bedroom Four - 13' 2" x 9' 6" (4.01m x 2.89m)

With window to front aspect, wall light point, built-in double wardrobe and large storage cupboard and radiator.

Bathroom

Superbly appointed and presented with a quality contemporary white suite comprising: Bath with stone tiled panel with mixer tap, shower attachment and part tiled surround over; Cantilevered wash hand basin with classical-style mixer tap; Low level WC with concealed cistern; Tiled toiletry shelf with large mirror panel and downlighters above; 2 feature display niches, one with concealed lighting; Kick space lighting below the bath; Fibre Optic star effect lighting to the ceiling; Heated towel rail; Tiled floor with underfloor heating.

Coach House Annexe

Garden door access to double garage/workshop housing the oil tank, further parking space and annexe. The separate annexe features a ground floor kitchen with electric cooker circuit, large windows to garden, oil boiler central heating, stainless steel sink with cupboards under and over. Electricity board above boiler, radiator, larder with lighting and fully shelved. Stairs with under stairs cupboard with plumbing for washing machine, storage and automatic lighting, leading to first floor sitting room with rear aspect windows and mezzanine type gallery over the kitchen area and front aspect windows overlooking the garden. This room includes a wood burner on a stone hearth, various electrical points, radiator and TV point. Off the sitting room is a double bedroom with rear aspect window and radiator and further door leading to the ensuite bathroom which has a corner double bath, wash hand basin, WC, a Velux type window, radiator and a large lighted storage cupboard off.

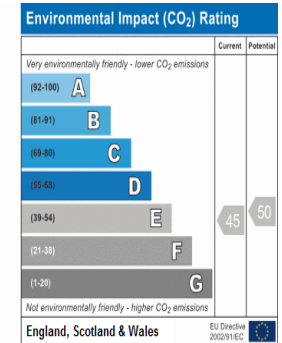
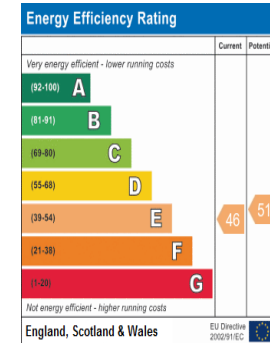
Double Garage and Parking

Courtyard

With a feature wall forming part of a medieval castle keep and providing dry storage used currently as a log store. Garden recently re-designed with water feature. Steps to further garden which in turns leads to the coach house and double garage.

AGENTS NOTE

Orchards Estates 24/7 Estate and Letting agents- We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. All available 24/7 for your convenience. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Auctions, Independent Financial Advice and conveyancing. Infact everything that you could need to help you move.



Approx. 2,378 sq ft.

