



Sunnydene Farm, Wyke Road, Castle Cary BA7 7LL

£750,000 Freehold

COOPER
AND
TANNER



Sunnydene Farm

Wyke Road, Castle Cary BA7 7LL

 4  2  1 EPC D

£750,000 Freehold

Description

Situated on the outskirts of this popular market town is a wonderful 1950's detached family home, enjoying rural views from the first floor with a detached one bedroom annex, sweeping gravelled driveway, 4 stables, tack room, storage barns, former ménage and all set in approximately 2.1 acres of level gardens and paddock.

The property offers light and airy accommodation throughout and was built by a local builder offering well proportioned rooms, high ceilings, original picture railing, wooden parquay flooring and has been well maintained by the present owners.

The accommodation briefly comprises lobby leading into the entrance hall, with a turning staircase rising to the first floor landing, storage cupboard and doors off to the 2 reception rooms. The sitting room is dual aspect overlooking the front and side gardens with wooden parquay flooring and a feature bath stone fireplace with inset wood burning stove. Dining room is again dual aspect to the front and side with a bath stone feature fireplace. The rear hall gives access to the kitchen/breakfast room with a wide

range of fitted cupboards and corien worktops and splash backs, integrated oven, induction hob and dishwasher with views over the rear garden, cloakroom and utility/boot room with plumbing for washing machine and space for tumble dryer.

To the first floor landing, there is a large window overlooking the gardens, paddock and views to open countryside, 4 double bedrooms and a modern bathroom with power shower over the bath and Italian tiles and surround.

Lavender Cottage is a self contained one bedroom annex with its own private access. There is an open plan kitchen/dining/sitting room, one double bedroom and a shower room. The annex offers a wide range of uses and has a great income potential or subsequently could be a great home office or living space for a dependant relative.









Outside

Accessed via a five bar wooden gate and over a gravelled driveway leading to a large turning area with circular Box Parterre. There is ample parking for numerous vehicles, with lawned gardens, mature trees and hedging.

The gardens to the rear have been landscaped by the present owners to give a large paved seating area with raised borders, lawned gardens, mature hedging, gardens shed and with access onto the adjoining paddock.

From the gardens a pathway leads to an orchard with a selection of fruit trees and the stable block comprising four loose boxes, tack room and hay store.

There is also a former ménage, currently being used as additional gardens with a poly tunnel and greenhouse.

Location

Castle Cary is a small market town set in unspoilt countryside. It has many independent businesses including shops, boutiques and galleries. Amenities include Nursery, Primary and Secondary schools, Health Centre, Dental Practice, Library, Banks, Post Office, Delicatessens, Grocery Stores, Greengrocery, Butchers, Newsagent, Chemist, Pubs and Tea shops.

There are large supermarkets a 15 minute drive away and the towns of Wincanton and Shepton Mallet are close by. The cities of Bath, Bristol, Salisbury and Wells are all within easy driving distance. On the edge of Castle Cary is the railway station with its direct line to London and the A303 is a few miles south.



Local Information Castle Cary

Local Council: South Somerset District Council

Council Tax Band: Main House F, Annexe A

Heating: Oil fired central heating

Services: Private drainage and electricity

EPC Rating: D

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

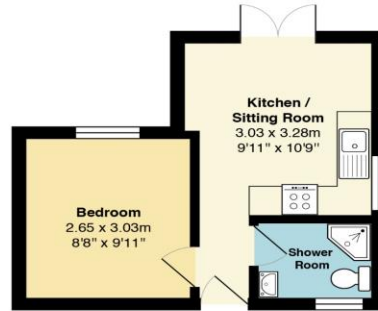
- Castle Cary
- Bruton



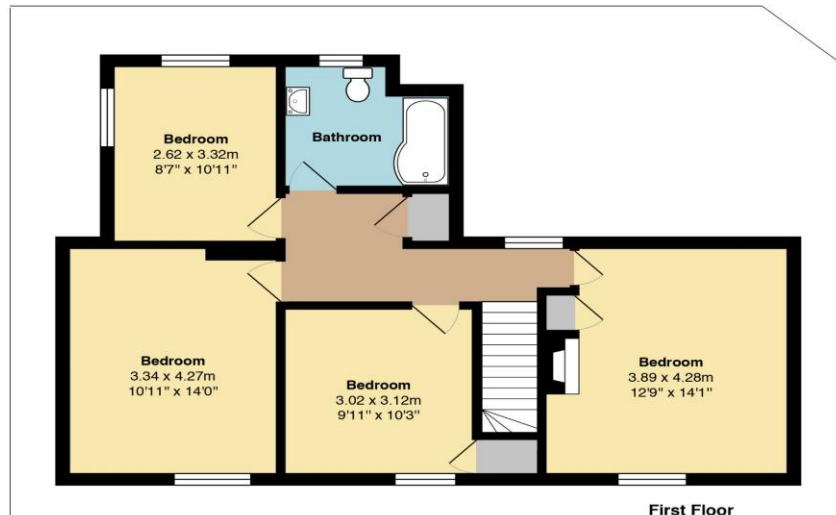
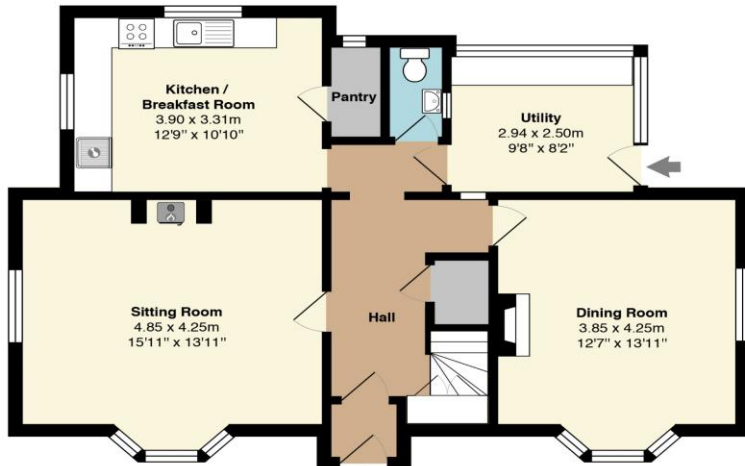
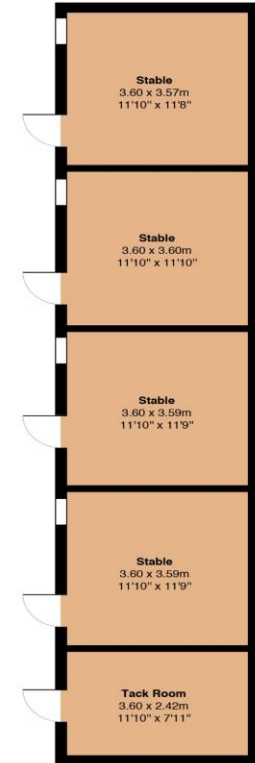
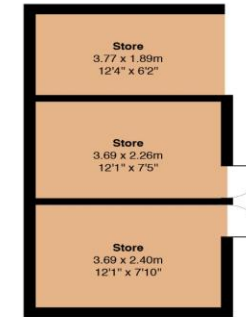
Nearest Schools

- Castle Cary
- Bruton

Sunnydene Farm, Castle Cary



(scale and position not correct to main building)



Approximate gross internal floor area - 148 m² / 1,590 ft² (excluding Annexe & Outbuildings)

Whilst every 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 responsibility 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.

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