

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



TOR MANOR, 1 PRIORYGATE COURT, CASTLE CARY, BA7 7HT



TOR MANOR
PRIORYGATE COURT, CASTLE CARY, BA7 7HT

A quite exceptional house in one of the best residential areas of the small country town of Castle Cary.

The house stands in mature grounds with fine views and very generous living areas of a high standard totaling over 6,000 sq.ft. This includes a reception hall, sitting room, formal dining room, living room, kitchen & dining room, cloakroom, utility room, 5 bedrooms, dressing room, 5 bath/shower rooms, a self contained staff flat, integral triple garage plus a fabulous indoor swimming pool complex.

Outside are lawned grounds screened and protected by mature trees and shrubs

Price Guide £1,250,000

About the area

Castle Cary, described by Sir Nikolaus Pevsner, the eminent architectural historian, as Somerset's prettiest town, lies in beautiful unspoilt countryside. The town is characterised by period buildings constructed of the distinctive honey coloured stone for which the area is well known. It remains a delightful small market town with a number of traditional shops and boutiques within the Conservation Area in which a policy of strict planning control operates to prevent inappropriate development. These shops cater for most everyday needs whilst Shaftesbury, Glastonbury, Street, Wells, Frome, Wincanton, Sherborne and Yeovil are all close by and Salisbury, Taunton, Bath and Bristol are in easy driving distance.

On the outskirts of Castle Cary is the railway station with its direct line to Paddington and the A303 road link is a few miles south. Christmas Cottage is conveniently located just a few minutes from the High Street and the mainline railway station.

Priory Gate stands in a mature landscaped area being previously the grounds of a Victorian house known as St. Johns Priory. This is a beautifully quiet and secure area being well away from all busy roads yet within walking distance of the pretty centre of this small town.





Tor Manor now stands within its own partly walled grounds with fine southern and western views over the neighbouring countryside.

A tarmac drive leads in through double solid timber gates to a walled courtyard and the main entrance with a pillared portico. Internally the accommodation is large, well proportioned, light and airy, appointed to a high standard and has double glazing and gas central heating.

The entrance hall has Bath stone flooring, a cantilevered staircase and to the left is the sitting room. This is a 24ft. long room having a triple aspect which floods it with sunlight from the south, east and west and which has a large stone fireplace with a wood burning stove.

Adjoining is the formal 25ft. dining room, again very sunny, with a triple aspect and with french doors into the garden and a connecting door into the splendid kitchen & breakfast room.

The kitchen area is well fitted and equipped with an extensive range of units including a central island plus an Aga range and other appliances. Steps lead down into the informal dining or breakfast area where there's bags of room for a table and chairs. An open archway leads into the living room again with lots of windows and french doors to the garden. The kitchen, breakfast and living room is wonderful family space and the heart of the house.

Close by is a study or 5th bedroom, a cloakroom, a utility room and a door through to the 33ft. triple integral garage with electric up and over doors.

A door from the living room opens to an inner hall with a shower room and the entrance to the magnificent indoor swimming pool.

The room has a timber panelled roof, floor tiling and large full height doors and windows to the south facing terrace. The pool itself is 43ft x 25ft.

The staircase in the reception hall rises to a galleried landing and the master bedroom suite. The bedroom has a balcony with wonderful views, a dressing room and a large en suite bathroom.

The main guest bedroom has an en suite bathroom whilst two other bedrooms have en suite shower rooms.





On the ground floor the inner hall next to the garage has a staircase to the first floor self-contained apartment. This includes a living room with a kitchenette, bedroom and bathroom.

Outside

The drive leads to the garage and there's more than ample parking area. The grounds ensure the privacy of the property and are manageable being mainly lawned with terraces and mature trees and shrubs.

Directions

From the centre of Castle Cary High Street with the War Memorial and pond on your left hand side turn right and up the hill.

At the junction turn left and after a short distance, turn right into Victoria Road and proceed to the entrance to Priorygate Court.

Tor Manor will be found on your left hand side.



Tor Manor, 1 Priorygate Court, Castle Cary, BA7 7HT

Gross Internal Area (approx) = 517.9 sq m / 5575 sq ft

Garage = 78.3 sq m / 843 sq ft

Total = 596.2 sq m / 6418 sq ft

(Including Swimming Pool / Garage / Excluding Void)

For identification only. Not to scale.

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Energy Performance Certificate

1, Priorygate Court,
CASTLE CARY, BA7 7HT

Dwelling type: Detached house
Date of assessment: 30 April 2006
Date of certificate: 30 April 2006
Reference number: 0367 2910-6542-0311-0471
Total floor area: 574 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	D	C

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

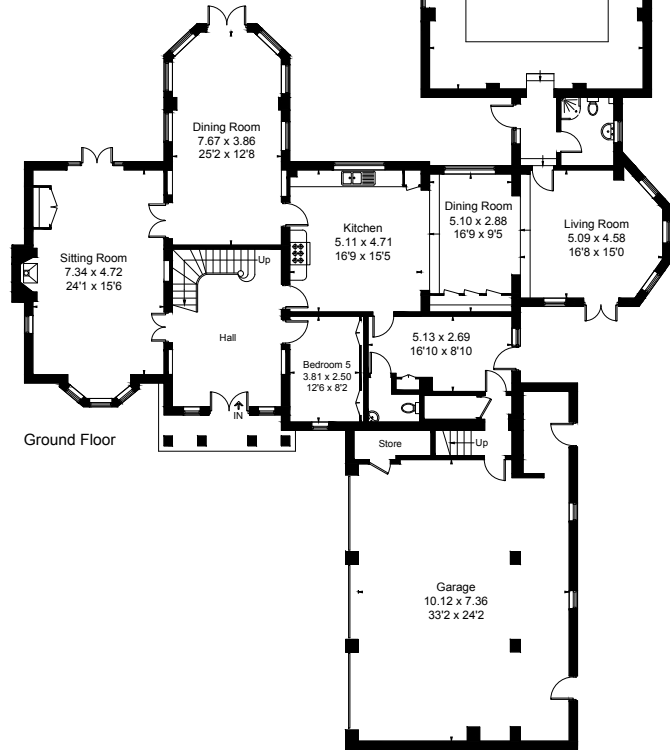
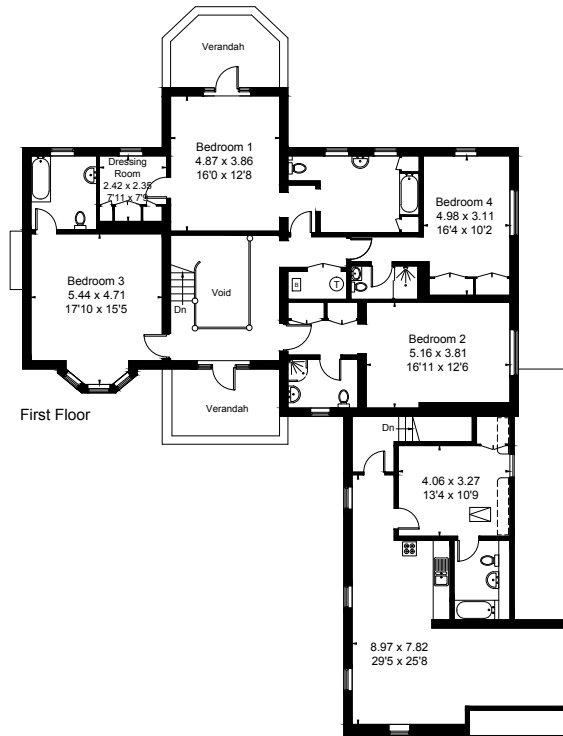
	Current	Potential
Energy use	136 kWh/m ² per year	127 kWh/m ² per year
Carbon dioxide emissions	14 tonnes per year	13 tonnes per year
Lighting	€581 per year	€290 per year
Heating	€1,422 per year	€1,461 per year
Hot water	€211 per year	€211 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated services, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential saving please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EBT to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 812 812 or visit www.energy.gov.uk



IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

