





# Woolston, North Cadbury

Set in a beautiful rural location, this semi-detached barn conversion offers the perfect blend of countryside charm and modern convenience. Originally part of a historic cider farm, the home was thoughtfully converted in the late 1990s, preserving exposed brickwork, timber beams, and a striking fireplace, while offering spacious, versatile accommodation spanning 2,357 sq. ft.

At the heart of the home is a light-filled open-plan kitchen, dining, and family room—a fantastic social hub designed for both entertaining and everyday living. The ground floor also presents the option for a generous double bedroom, making it ideal for guests or multi-generational living.

Upstairs, you'll find three well-proportioned double bedrooms, including a primary suite with an ensuite, plus a fourth single bedroom—perfect as a home office or creative space. A family bathroom and additional wet room ensure practicality for busy households.

Set within 0.67 acres of gardens and orchard, this property is a haven for those seeking outdoor space. Children and pets can roam freely, while the double car barn, garage, and ample parking provide plenty of room for vehicles, storage, and hobbies.

With scope to personalize and enhance, this charming barn conversion is ready to be transformed into your dream rural retreat.

A must-see home offering space, character, and endless possibilities—book your viewing today!









## The Property

### Inside

#### Ground Floor

At the front of the house there is a useful porch with plenty of space for coats, boots and shoes. The reception hall provides a spacious area to meet and greet visitors and has doors leading off to all the main ground floor rooms as well as stairs to the first floor. There is an impressive sitting room with an imposing fireplace housing a gas burner, exposed brickwork and a door opening to a private outdoor seating area.

The large kitchen and dining room boasts a triple aspect and is fitted with a range of rustic units, Aga plus an electric oven and hob. There are built in seats ready for a dining table and space for settees and armchairs making this a wonderful family and entertainment space. From the dining area a door opens to the utility room where the oil fired boiler is located. It is fitted with shelves and a Butler sink.

Also on the ground floor is a reception room that could be used as a study, formal dining room, play room or fourth double bedroom and has a large wet room next door to it.

#### First Floor

There is a large galleried landing with enough space for a study area, access to the loft space with a drop down ladder and airing cupboard housing the hot water tank plus the bathroom and bedrooms. There are three bedrooms - all with built in wardrobes - the principal bedroom also benefits from a dressing area and en-suite bathroom. In addition, there is a single bedroom that would make a great nursery or home office.

The bathroom is fitted with a suite consisting of pedestal wash hand basin, low level WC, bath and separate shower cubicle.

### Outside

#### Parking and Garaging

A five bar timber gate opens to an expansive stone chipped drive with ample room to park multiple vehicles and leads to a double car barn with a power supply and a single garage with an up and over door.

#### Garden

There is a private paved seating area and some formal garden that is laid to lawn with shrub and flower beds. The garden leads out to the orchard where there is plenty of space for children and pets to play safely and offers a blank canvas for landscaping. The whole plot extends to around 0.67 of an acre.

### Useful Information

Energy Efficiency Rating E

Council Tax Band F

Sustainable Wood Framed Double Glazing

Oil Fired Central Heating

Drainage - New Septic Tank solely for this property

Freehold

No Onward Chain

### The Location

#### Woolston, North Cadbury

The property is situated in Wooston, a small hamlet near North Cadbury in Somerset. North Cadbury itself is known for its historical significance, particularly Cadbury Castle, which is an ancient hillfort believed by some to be the legendary Camelot of King Arthur. The area is largely rural, characterized by rolling countryside, farmland, and traditional Somerset architecture. North Cadbury has a rich history, with St. Michael's Church being a notable landmark, along with North Cadbury Court, a grand historic manor house now used for events and weddings. Wooston is surrounded by countryside offering a peaceful location with scenic walking routes, making it a great spot for those who enjoy the countryside and historical sites.

#### Shops & Essentials

North Cadbury Village Shop & Post Office – A small local shop for groceries and essentials. Castle Cary (about 4 miles away) – The nearest small town with more

amenities, including supermarkets, independent shops, and a pharmacy.

#### Healthcare

Millbrook Surgery (Castle Cary) – Nearest GP practice. Wincanton Community Hospital (about 6 miles away) – Provides minor medical services.

Yeovil District Hospital (about 12 miles away) – The main hospital for more serious medical care.

#### Pubs & Dining

The Catash Inn (North Cadbury) – A traditional village pub serving food and drinks. The Montague Inn (Shepton Montague, about 4 miles away) – A well-rated country pub. Various cafés and restaurants in Bruton, Castle Cary and Wincanton.

#### Transport Links

Castle Cary Railway Station (around 4 miles away) – Direct trains to London Paddington, Exeter, and Bristol. Templecombe Station (about 8 miles) - Direct trains to London Waterloo and Exeter St David's. A303 Road Access – The main route connecting to Yeovil, Wincanton, and further afield. Local bus services – Limited, but some connections to nearby villages and towns.

#### Schools & Education

North Cadbury Church of England Primary School – The local primary school. Ansford Academy (Castle Cary) – Nearest secondary school. Bruton also has an excellent range of state and independent schools.

### Directions

What three words - coherent.fond.batches

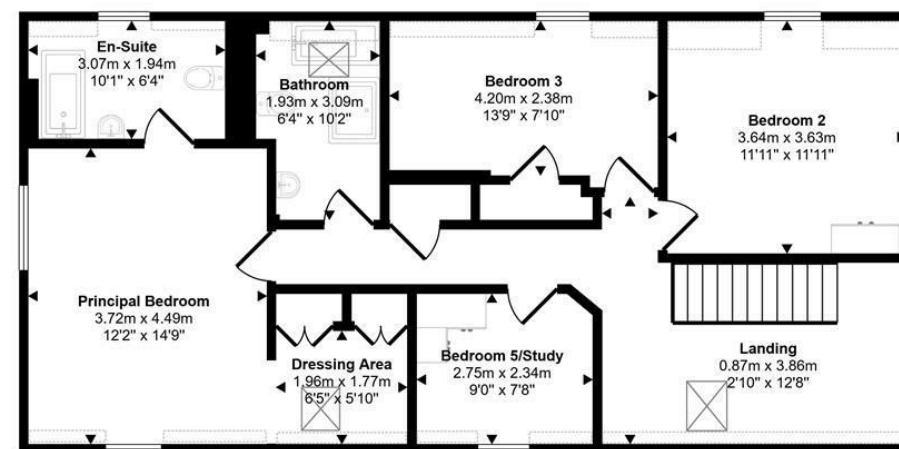
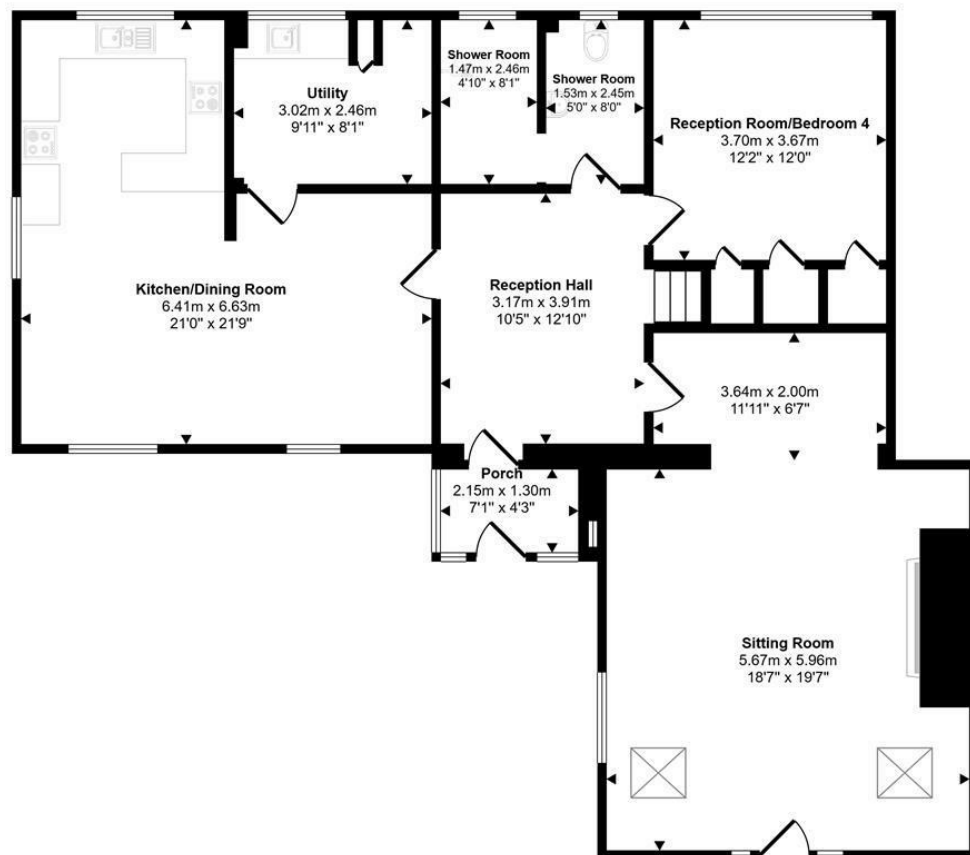
Postcode BA22 7BP will take you close to the property - once it says you have reached your destination - from Woolston Road, turn into Ferngrove Lane. Then next left into Corkscrew Lane where the property will be found on the left on side on the bend.







Approx Gross Internal Area  
219 sq m / 2357 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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