

LODESTONE



Dahlia Cottage





Dahlia Cottage ,

BA7 7EW

Guide Price: £500,000

3 
Bedrooms

1 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- Modernised 3 bedroom local stone cottage in sought after South Street
- 3 receptions, Kirchen/breakfast room, utility and external WC.
- 3 bedrooms, bathroom with shower cubicle.
- Gas central heating.
- Large enclosed south facing beautiful rear garden
- Minutes from the High Street
- No chain





Dahlia Cottage is a gem, a charming mellow stone end of terrace double fronted stone cottage that has been carefully, sensitively modernised and extended by the current vendor in recent times and provides light and bright accommodation over two floors. The property is set at the foot of south street, just a few minutes from Castle Cary's lovely High Street and shops on offer.

In brief, the accommodation comprises of an entrance hall opening to a welcoming beamed dining hall, sitting room with beams and open fireplace. A pleasing addition of a sunroom adjoining the delightful terrace opening onto the pretty gardens to the rear elevation. Also on this floor is a good-sized kitchen/breakfast room with breakfast bar and space for table and adjoining utility. There is a outside WC attached.

To the first floor are three bedrooms and a bathroom with shower cubicle.

Externally, the garden is accessed from the house itself and also enjoys pedestrian side access via a right of way from a private lane to the special garden, enjoying a southerly aspect, this space is of an excellent size with areas of







interest that include a delightful sun terrace at the rear of the property with a pretty outlook over the garden. The current owner is very much a plants woman and the garden has an array colourful flowers, shrubs, thereby, creating a wonderful cottage encouraging a wealth of wildlife into the garden. With fruit trees, olives, espalier limes and more, with rare plants amongst the old favourites, the garden provides a wonderful secluded and sunny space to relax in. Wildlife abounds. A seated area at the end of the garden allows for lovely evening contemplation! Parking can be available on the road.

Situation

Castle Cary is a bustling town with many attractive and historic buildings including its C19th Market house and the C18th Roundhouse. The main street offers an assortment of individual shops, cafes and restaurants, a delicatessen, a wine shop and a contemporary art gallery. The town has a superb doctors' surgery, pharmacy, vet, post office, fuel station etc. Market day is Tuesday when fish, organic vegetables and homemade breads are sold on the cobbles in front of the Market House. The neighbouring Newt in Somerset offers beautiful walks and a popular café.



Also very close by is Bruton, well known for several upmarket restaurants, including “At the Chapel”, “Osip”, “the Pharmacy” and “The Roth Bar” at the world-renowned Hauser & Wirth Gallery. There are big supermarkets in Wincanton, Wells and Shepton Mallet - all short drives away.

Schools

Castle Cary has a good primary school and Ansford, close by, has a secondary school. Excellent local independent schools nearby include King’s School Bruton, All Hallows, Millfield and Hazelgrove.

Transport links are excellent with the A303 a few miles south giving a direct route to London via the M3 - there is also a mainline rail service from Castle Cary to London Paddington (under 2 hours) and a new service to Waterloo.

Viewing by appointment only.

MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Somerset

Council Tax Band: D

Guide Price: £500,000

Tenure: Freehold

PART B

Property Type:

Property Construction: Stone

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: On street

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: N/A

Rights and Easements: N/A

Flood Risk: Zone 1 – low risk

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: E

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.





Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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