

LODESTONE



Rose Cottage





Rose Cottage, Castle Cary

BA7 7AE

£435,000

3 
Bedrooms

2 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- Beautifully presented period home with a modern twist
- 3 bedrooms and 2 bathrooms
- Off street parking for up to three cars
- Manageable garden with adjoining studio/home office
- Tucked away in central, quiet location in no through lane
- Excellent location and walkable to all amenities





Rose Cottage is absolutely charming - one of three converted cottages which were originally part of a large farmhouse. The accommodation is full of character, bathed in south-facing light and located in the heart of the endearing town of Castle Cary. Meticulously decorated in neutral shades by the vendor, this well-designed home has undergone incredible transformation over the last few years, offering a seamless blend of modern luxury and outdoor living whilst still retaining its quaint beauty, ensuring comfort and discreet sophistication throughout.



The main entrance opens to a lobby area, a boots and utility area to the left featuring original flag stone flooring and fitted units, with plenty of space for washing machine, tumble dryer and freezer. To the right of the lobby, a door leads to the beautifully designed galley kitchen with engineered oak flooring that extends through the ground floor open plan area. The work tops are solid oak with





integrated fridge, dishwasher and electric cooker and hob and generous cupboard space. An elegant open-plan design connects the kitchen with the dining area and sitting room. Oak beams and a large wood burning stove enhance the wonderful family room, keeping it cosy during cold winter evenings. For warmer days, a single glass door opens from the sitting room into an attractive south-facing courtyard area, an idyllic setting for morning coffee. From the sitting room, a door also leads to a cloakroom / wc and the original front door entrance, which is currently used as storage space but could revert to a front door.

From the open plan living space, a carpeted staircase winds up to a spacious landing, currently used as an open plan office / library with ample fitted shelving. On this floor are two well-proportioned bedrooms, one with double aspect windows facing the side and front. and a large four-piece family bathroom with separate shower and bath, heated towel rail. Further stairs lead to the light and spacious master





bedroom / guest suite with exposed beams, and two Velux windows radiating natural light and panoramic views of All Saints' Church, the rooftops of Castle Cary and Lodge Hill. Bespoke fitted wardrobes and drawers into the eaves and an ensuite bathroom with walk in shower and heated towel rail complete the sense of a luxurious and tranquil haven.

Outside

A gated gravel driveway accommodates up to three cars. Note: the other two houses which used to form part of the original farmhouse have pedestrian right of access over the drive to reach the gate of number 14. A gravel and paved path winds through a delightful garden filled with an easy-care planting of scented shrubs and climbing plants, perennials and bulbs. At the end of the path, a secluded partially covered patio area and wooden pergola ideal for relaxing (and drying laundry. in all weathers). Two small sheds provide space for wood and tools. Beyond the patio area, french windows lead to a large





summer house / secluded workspace (with wifi and electricity). A wood-burning stove, generous insulation and limed floorboards make it possible to enjoy garden views in comfort at all times of the year. Wooden fencing elegantly defines the boundaries at this far end of the property, ensuring a harmonious blend of privacy and natural beauty.

Situation

Rose Cottage is tucked down a quiet, residential road, ideally located in the idyllic market town of Castle Cary (rebuilt in 1855) which lies on the edge of rolling countryside and offers a market on Tuesdays, a library and good local amenities all within easy walking distance of the property. This Somerset gem boasts many renowned public houses including The George Hotel and The White Hart along with the newly opened Lazy Lobster restaurant. Close by is the popular historic town of Bruton with its several well known restaurants, pubs and bars including the Old Pharmacy, Osip, At the



Chapel, The Roth Bar and Grill. The mainline station is Castle Cary (London Paddington) with The Creamery trackside restaurant and farm shop owned by the Newt celebrating a primary gateway to Somerset. Whilst the A303/M3/M4 provide fast access to London and the South West Bristol Airport. There are bus routes to Bristol and Bath with stops within walking distance from the property.

Schools

There is a wide selection of schools in the area, notably King's School Bruton, Millfield, All Hallows and Hazlegrove Prep Schools, Castle Cary Primary School and Ansford Academy.

Directions

Postcode: BA7 7AE

What three words: everybody.twilight.umbrellas

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: £435,000

Tenure: Freehold

PART B

Property Type: Semi-Detached

Property Construction: Standard

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: Electric (potential to reinstate 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: Off road

PART C

Building Safety:

Restrictions: N/A

Rights and Easements: Right of way across driveway for neighbouring back entrance

Flood Risk: Surface water – very low / Rivers and sea – very low

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: C

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.

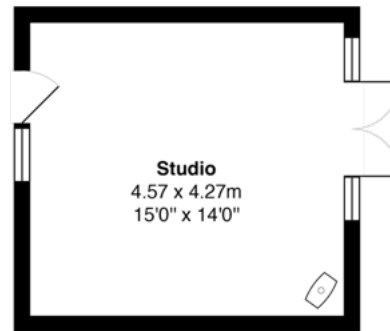
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you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



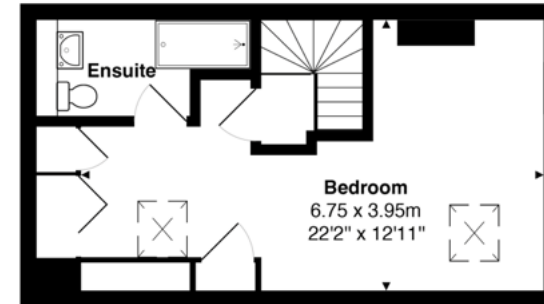
Rose Cottage, Castle Cary



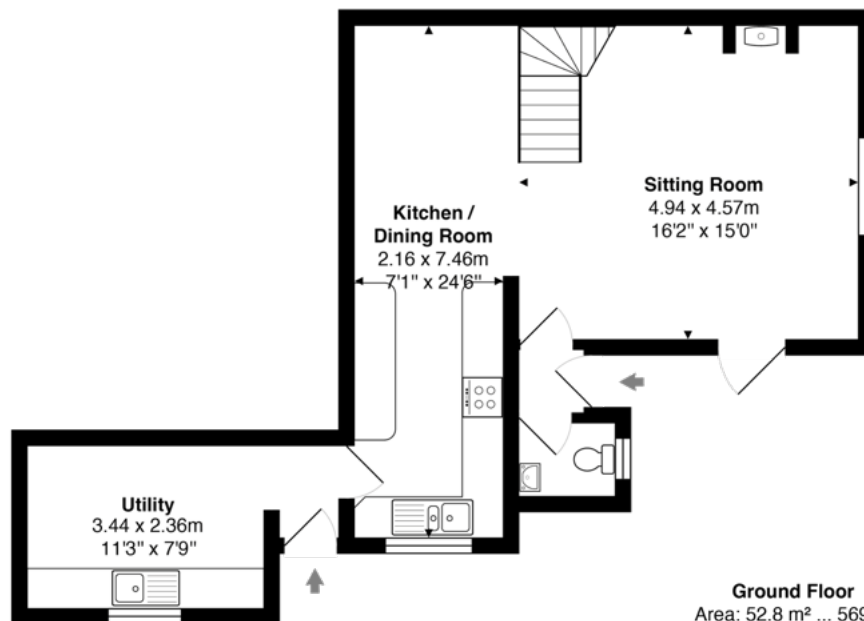
Approximate gross internal floor area of main building
- 122.4 m² / 1,318 ft²



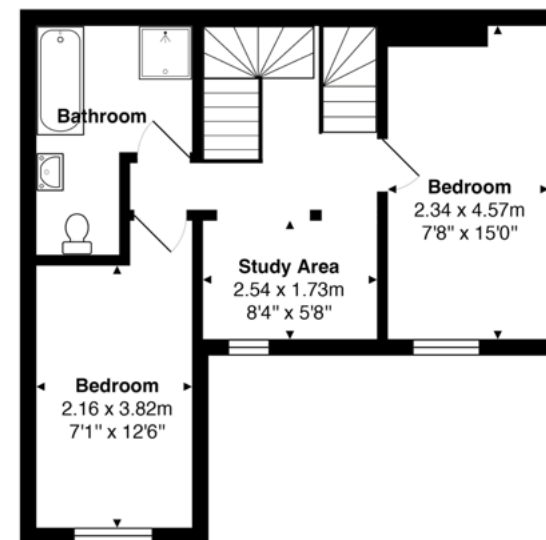
Area: 19.5 m² ... 210 ft²



Second Floor
Area: 29.2 m² ... 314 ft²



Ground Floor
Area: 52.8 m² ... 569 ft²



First Floor
Area: 40.4 m² ... 435 ft²

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.

Bruton & Shaftesbury

Fry's Halt
Station Road
Bruton, Somerset
BA10 0EH
Tel: 01749 605099
bruton@lodestoneproperty.co.uk

Wells

Melbourne House
36 Chamberlain Street
Wells, Somerset
BA5 2PJ
Tel: 01749 605088
wells@lodestoneproperty.co.uk

www.lodestoneproperty.co.uk

