





£750,000

To View:

Holland & Odam
Market Place, Somerton
Somerset, TA11 7NB
01458 785100
somerton@hollandandodam.co.uk

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Energy Rating F

Council Tax Band G



Services
Mains electricity, water and drainage are connected. Oil fired central heating system.

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

Directions

From the Market Place in Somerton, turn left onto Broad Street and follow the road to the mini roundabout where you will turn right. At the T junction turn left onto B3151 and follow the road through Littleton towards Compton Dundon, for approximately 3 miles. Upon entering the village, the property can be found shortly on your left hand after the pub.

Description

Castlebrook Farm is a stunning detached period home, constructed of natural stone and accompanied by a remarkable detached Grade II Listed, thatched Tithe Barn.

This exceptional property is perfect for multi-generational families or those seeking ample space to accommodate guests or generate additional income. A period home boasting timeless charm, exuding elegance and character throughout, highlighted by the current owners renovations.

The Farmhouse provides generous proportions ideal for a family, with a spacious entrance hall and convenient WC, large kitchen diner, living room, snug/office, four double bedrooms including a master en-suite and a family bathroom.

Offering a generous plot including a private walled garden with various storage outbuildings, ample driveway parking and additional double carport.

The Tithe Barn provides substantial open plan living with an impressive vaulted ceiling, shower room and large bedroom making this the perfect self contained property with various lifestyle options.

Location

Compton Dundon is a rural village having 62 acres of beautifully managed woodland providing stunning viewpoints, landscapes and wildlife yet still convenient for fantastic schools and local shops. The historic centres of Glastonbury and Wells, and Street, home to popular shopping destination Clarks Village are all on your doorstep and close to A37 connecting you to the coast in less than a hour. A highly regarded active village enjoying a pub, the Castlebrook Inn, a super village hall and Church. The thriving town of Street provides an excellent range of shopping facilities and everyday amenities and home to prestigious Millfield School. The charming town of Somerton is also nearby, a popular market town with plenty of facilities, superb eating places and an art centre. Castle Cary Railway Station (London Paddington) 13 miles, A303 Podimore Junction 7 miles.





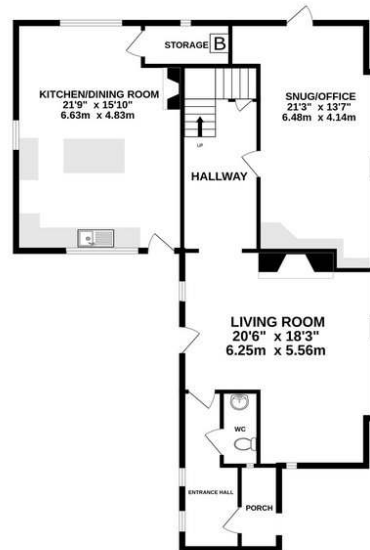
A walled rear garden provides complete privacy and is fully enclosed. Mainly laid to lawn with a range of trees & shrubs with various outbuildings for storage & large patio ideal for outdoor entertaining with a veranda which runs along the rear of the property.

Generous front lawn mainly laid to lawn and planted with mature trees, enclosed by natural stone walls. A large gravelled driveway provides ample off road parking & access to a double carport as well as access to the Tithe Barn.

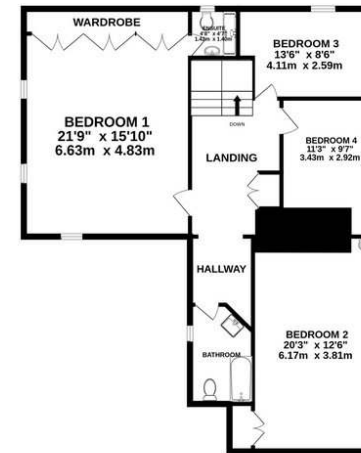
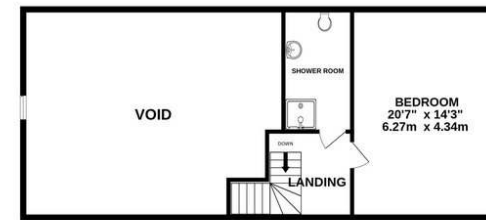
- Period farmhouse with detached one bedroom thatched Grade II Listed Tithe Barn, ideal as a self-contained AirB&B additional income/ long term let, guest accommodation or business suite
- Recent renovations have transformed this stunning property to truly maximise what it has to offer to provide modern comfortable living whilst restoring the character features throughout
- Large entrance porch and hallway with plenty of cloakroom storage space and a useful downstairs WC
- Modern fitted kitchen/diner featuring Quartz worktops, double Belfast sink, electric Rangemaster cooker, integrated appliances including washing machine & dishwasher, & complete with central island
- Large living room flooded with natural light via its triple aspect windows, showcasing a natural stone fireplace with additional cast iron bread oven
- A versatile reception room currently utilised as a multi-purpose snug/ office, with a cosy fireplace and door leading out onto the front lawn
- A substantially spacious master bedroom with plenty of natural light, overlooking the rear garden & fitted with wall to wall built in wardrobes, complete with a well equipped en-suite shower room



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 3937sq.ft. (365.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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