



The Old Cider House,





# The Old Cider House,

Alford, Castle Cary, Somerset BA7 7PW

Castle Cary/Train Station 2.5 miles. Shepton Mallet 10 miles.

A deceptively spacious five bedroom barn conversion with ancillary accommodation, double garage, extensive parking, six luxury boarding pens for the cattery business, paddocks and garden, in all approximately 1.6 acres. EPC Band C.

- Rural Location
- Spacious Barn Conversion
- Garage and Extensive Parking
- Cattery Business with 6 Luxury Pens
- Council Tax Band F
- Close To Castle Cary
- Ancillary Accommodation/Holiday Cottage
- Gardens and Paddocks of Approximately 1.6 Acres
- Freehold

Guide Price £825,000

## SITUATION

The Old Cider House is located within the small village of Alford with its Church of All Saints which lies next to the river Brue. Castle Cary is within 2.5 miles of the property where a good range of shopping, recreational and scholastic facilities can be found, together with a mainline rail link to London Paddington. The larger towns of Shepton Mallet, Yeovil and Wells are all within easy reach, where a greater range of facilities can be found. The A303 is also readily available within a 10 minute drive.

## DESCRIPTION

The Old Cider House is centred on a deceptively spacious five bedroom barn conversion which is constructed principally of Blue Lias and is set beneath a tiled roof with a lower section of slate, together with some timber cladding. In recent years the property has been extended to provide additional accommodation making the property suitable for dual occupancy or potential as an annexe/holiday cottage. There is also further potential for additional income, as the current vendors run a cattery business with six luxury pens, all with heating. The property also enjoys a double garage with studio room over which also has an en suite shower room, together with extensive parking and attractive gardens and paddocks, in all extending to approximately 1.6 acres.

## DIRECTIONS

From Podimore roundabout take the A37 north towards Shepton Mallet. After 4.25 miles at Lydford on Fosse traffic lights turn right onto the B3152 towards Castle Cary. Having passed through Lovington continue into the village of Alford taking the right hand turning by the post box. Follow this lane over the railway line to the far end, turning right into the complex of barns. The Old Cider House is the last property .....

## VIEWINGS

Strictly by appointment through the vendor selling agent. Stags, Yeovil office, telephone 01935 475000.





## ACCOMMODATION

Glazed door to entrance hallway with oak floorboards, stairs to first floor with cupboard under. French doors to both sitting room and kitchen/dining room, along with door to study/bedroom five with window to side and door to the utility room. The sitting room has windows to the front elevation together with exposed beams and oak flooring. The adjoining kitchen/dining room is spacious with a high sloping ceiling with exposed beams. It is comprehensively fitted and comprises a Belfast sink with granite drainer with adjoining worktops, with an excellent range of floor and wall mounted floor mounted cupboards. Rangemaster cooker comprising two ovens, one grill and a warming drawer together with six halogen hob plates with extractor hood over. Built in dishwasher, fridge and freezer, together with a range of fitted storage cupboards. Log burner, tiled flooring and window overlooking the rear garden. Boot room with glazed stable door to rear and Grant boiler, along with tiled floor. Adjoining shower room with high sloping ceiling with exposed beams and a tiled floor. large walk-in shower, low level WC and wash hand basin. From the kitchen, glazed french doors lead into the sitting room and bedroom which has been added by the current owners and makes an excellent self-contained annexe. The sitting room has a sloping ceiling and has underfloor heating and bi-fold doors opening out onto the garden. Door returning to hallway and further door to bedroom with views from two aspects, together with electric remote controlled blinds and adjoining en suite shower room, comprising shower cubicle, pedestal wash hand basin and low level WC. Further hallway to front with additional front door, door to double garage with studio/guest bedroom over and adjoining utility room with one and a half bowl single drainer sink unit, with adjoining worktops with space and plumbing beneath for washing machine and tumble dryer. window to front and window overlooking the sitting room.

Landing with door to bedroom one, with a vaulted ceiling, exposed beams and window to side. En Suite shower room comprising shower cubicle, low level WC with integrated wash hand basin and heated towel rail. Bedroom three with vaulted ceiling, conservation skylight and open tread staircase with built in shelving beneath leading to a mezzanine area. Bedroom two with two conservation roof lights and open tread staircase with shelving beneath leading to a mezzanine sleeping platform. Family bathroom comprising Jacuzzi style bath with shower over, low level WC and pedestal wash hand basin. Vaulted ceiling with exposed beams and conservation roof light together with window to front. Fully tiled floor and walls and heated towel rail.

From the secondary hallway a door leads to a inner lobby with door to the double garage, together with staircase rising to a first floor studio room/guest bedroom suite with two Velux roof lights and an en suite shower room comprising shower cubicle, low level WC and pedestal wash hand basin, heated towel rail and tiled floor.

## OUTSIDE

The property is approached over a shared driveway which serves all four properties. There is parking for two cars to the side of the garage and two further spaces on the driveway which leads to the integral garage which is approached through two metal up and over doors and is connected with power and light, along with a Worcester boiler which provides underfloor heating to the adjoining sitting room and bedroom, together with radiator in the garage and the room over.

Beyond the garage block is a further car parking area which is protected by stock proof post and rail fencing. Beyond here a gateway leads to the paddock which is naturally hedged together with stock proof fencing with field shelter (available by separate negotiation), chicken house, hay barn and mower shed. There is also a small orchard. There is a large timber framed stable which has been converted to provide six luxury boarding pens for the cattery business, along with an adjoining summerhouse/office and a further selection of buildings. There are two large garden areas divided by picket fencing with a chicken run, duck pond with anti-fox cage. Large sun terrace, outside lighting and a concealed oil tank. In total the grounds extend to approximately 1.6 acres.

## SERVICES

Mains water and electricity are connected.  
Oil fired central heating.  
Private drainage to a shared treatment plant.  
Electrical Charging Point to the front of the property.  
Broadband Available: ADSL under 24 Mbps Ultrafast 100 - 999 Mbps  
Mobile Availability : EE, Three, O2 and Vodafone

## FLOOD RISK STATUS

Very low risk





