

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



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2 Mount pleasant is a wonderful stone built cottage a short wander from the high street and the town's amenities. The property has been carefully and sympathetically renovated throughout, whilst retaining an abundance of character features.

Accessed via steps from North road, which then lead via a character timber front door with pretty stain glassed window, you come into the handy front porch which is ideal for hanging coats and storing shoes.

Accommodation.

The porch brings you into an open plan lounge/dining room with oak flooring, a feature window seat to the front and feature focal stone exposed fireplace. The lounge area provides plenty of space for furnishings and there is an open plan dining area for a family size dining table and chairs.

The bespoke modern 'Shaker style' kitchen to the rear comprises a range of base and wall mounted cabinets, a fitted ceramic sink with mixer tap, fitted Lamona oven, Lamona electric hob with extractor hood over, and the kitchen completes with tasteful tiled walls, a handy breakfast bar and intelligently used recess for shelving.

Adjoining the kitchen is a rear utility with a fitted larder, there is a fitted worktop with space underneath for white goods and the gas boiler. An access door leads to the garden.









The ground floor cloakroom beyond the utility has a fitted W.C. with recycled timber floor boards now creating a feature wall behind, and there is a fitted wash hand basin inset into a vanity unit.

Making your way upstairs the landing has a good size storage cupboard. A door then to the left brings you into the principal bedroom located to the front, the bedroom enjoys lots of natural light and benefits from in built wardrobes.

Bedroom two is to the rear looking onto the garden and is a generous size room.

The bedrooms are served by a modern three piece bathroom suite, with tiled walls surrounding the bath and bespoke timber bath panel.

Externally to the rear of the home, the fence enclosed garden is mainly laid to lawn with a patio seating area. To the far end, is access to the homes garage and parking. There is space for a timber garden shed and the garden enjoys plenty of sunshine.

To the front of the home is an elevated sunny patio seating area, and lawn section of which the owners enjoy making the most of in the evening, with a surprising amount of privacy.









### About Castle Cary.

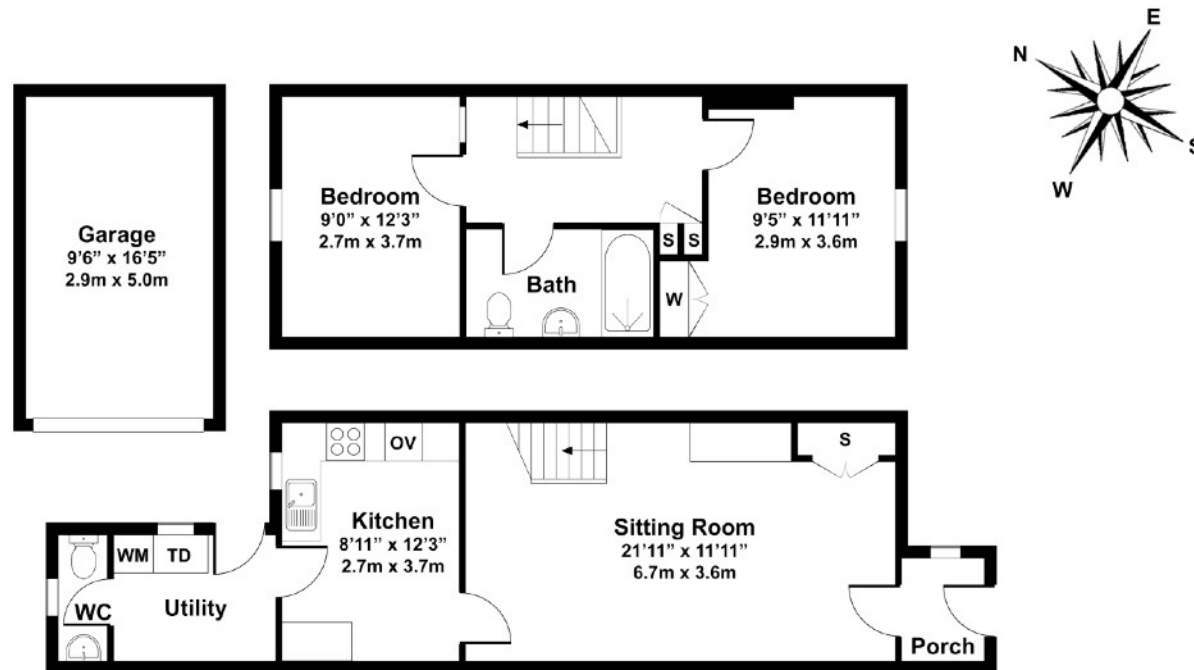
Castle Cary is described by Sir Nikolaus Pevsner, the eminent architectural historian, as Somerset's prettiest town, set in beautiful unspoilt countryside. The town is characterised by period buildings constructed of the distinctive honey coloured stone for which the area is well known. It remains a delightful small market town with a number of traditional shops and boutiques within the Conservation Area in which a policy of strict planning control operates to prevent inappropriate development. These shops cater for most everyday needs whilst Shaftesbury, Glastonbury, Street, Wells, Frome, Wincanton, Sherborne and Yeovil are all close by and Salisbury, Taunton, Bath and Bristol are in easy driving distance.

### Important Notice

Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise. VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.



**2 Mount Pleasant, North Street, Castle Cary, Somerset, BA7 7AZ**



**Approximate Gross Internal Area**

Ground Floor: 474 sqft - 44 sqm  
 First Floor: 377 sqft - 35 sqm  
 Garage: 156 sqft - 14.5 sqm  
 Total: 1007 sqft - 93.5 sqm

This plan produced for Roderick Thomas and is not to scale and is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the details and measurements depicted there is no guarantee as to their veracity and no responsibility is taken for error, omission or misrepresentation or any of the details shown. Where room dimensions are not square, the measurements depicted are of the maximum length or width of the room and this may be taken into account when estimating the total floor area of the building. With the exception of eaves storage, Approximate Gross Internal Area includes fitted / built in cupboards, hallways and staircases. 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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