

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



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This is a lovely character cottage 'believed to date to 1860' found at the end of the lane allowing for a tranquil secluded feel. The home internally provides generous and adaptable ground floor living with kitchen, lounge, two further reception rooms, while having been double storey extended upstairs now offers four well-proportioned bedrooms and a generous four piece family bathroom suite.

The cottage is accessed to the end of the terrace of stone cottages, with owner access via a right of way under the linked archway. A front porch leads into the entrance hallway with a door into the front sitting room which enjoys lots of natural light, a door to the left of the hallway leads into the extension reception room which is a good size with space for a dining table and chairs and lounge furnishings. French doors lead to the garden.

To the centre of the home working as a real hub is the kitchen, fitted with a range of base and wall mounted cabinets, the kitchen has lots of space for white goods and boasts a generous size under stairs cupboard, which could work ideally as a larder.

There is a further reception room to the rear right which may be a snug room, and to the left of the kitchen is the cloakroom and utility area complete with a shower and access door to the garden.









Making your way upstairs the property provides a good size main bedroom and a secondary double room both with views onto the garden, there is a further double room to the rear and single bedroom to the front also on-looking the garden.

The bedrooms are served by a well proportioned three piece family bathroom suite.

Externally there is a generous stone wall enclosed corner plot garden mainly laid to lawn, the bottom of the gardens allows vehicular access leading to the garage, and with some reconfiguration could allow multiple vehicle parking.

The garden is filled with colour with a vast range of mature plants and trees within sectioned flower borders. The garden is private screened to the far end with a large maintained hedge and a wonder beyond the hedge brings you to the calming sounding stream.









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.

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.





16 Bridgwater Buildings, Castle Cary, Somerset, BA7 7DU



**Gross Internal Area approximately**

Ground Floor : 764 sq ft - 71 sq m  
 First Floor : 667 sq ft - 62 sq m  
 Garage : 151 sq ft - 14 sq m

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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