

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



OLD ORCHARD, NORTH BARROW, BA22 7LZ







## OLD ORCHARD, NORTH BARROW, BA22 7LZ

An impressive four bedroom detached chalet-style bungalow set within large gardens and grounds, on the outskirts of the quiet Somerset village of North Barrow. The accommodation includes an entrance hall, sitting room, kitchen dining living room, formal dining room, conservatory, boot room, utility, two double bedrooms, ground floor shower room, master bedroom with en-suite, one further first floor double bedroom and a family bathroom. There is ample parking, a double garage and beautiful surrounding gardens.

### *About the area*

*North Barrow is a small rural village in rolling unspoilt countryside. The village is on a national cycle route, has many local footpaths from the door, a children's park & village hall for social activities. Castle Cary, the nearest 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 weekly market, a number of traditional shops, boutiques & eateries within a Conservation Area in which a policy of strict planning control operates to prevent inappropriate development. These shops cater for everyday needs whilst Bruton, Glastonbury, Street, Wells, Frome, Wincanton, Sherborne and Yeovil are all close by and Salisbury, Taunton, Bath and Bristol are within easy commuting distance.*

*Castle Cary has a railway station with direct line to Paddington (90 minutes), Bristol/Bath (75min) or Sherborne is just 8 miles south with a direct line to Waterloo. The A303 road link is just over 2 miles south.*

*"The Newt in Somerset" nearby is home to beautiful countryside walks and gardens set in the grounds of a Georgian country estate. Within the estate there are an Hotel & Spa, Farm shop, restaurants and house & garden shop.*

*There are excellent state and independent schools in the area including Hazlegrove, Sherborne, Bruton, Millfield and Port Regis. On the sporting side there are several golf courses nearby, various equestrian activities including racing at Wincanton and Bath and many other societies and clubs for a huge cross section of activities.*







### Accommodation

Old Orchard is an exquisite four-bedroom detached chalet bungalow nestled in the highly sought-after village of North Barrow. With expansive interiors and south facing gardens, this is a fantastic property for a buyer looking to enjoy the tranquility of the countryside.

Entering through the front door there is a welcoming central entrance hall, which grants access to the majority of the ground floor living spaces. On the left hand side of the hall there is a triple-aspect kitchen/dining room, adorned with coordinated floor and wall units, a natural stone tiled floor, and double glazed patio doors opening to the garden. This kitchen is a blend of elegance and functionality, featuring an island, corner wood-burning stove, and scenic views towards the historic 14th Century St. Nicholas Church. Also within the kitchen itself there is space for a freestanding fridge/freezer, 2 integrated Neff single ovens and an Induction hob.

Adjoining the kitchen, there is a practical utility room and a convenient boot room leading to the driveway and garage.

In addition to the kitchen dining living room there are two spacious reception rooms, with the dining room positioned beside the kitchen and a dual-aspect sitting room showcasing a 'Hamlet' solid fuel stove. Connecting onto the sitting room there is a double glazed conservatory, providing a snug space to bask in the sunlight and enjoy the southerly-facing garden.

Also on the ground floor, two double bedrooms share a tastefully tiled shower room strategically located off the main hall.

On the first floor, there are two additional double bedrooms, each having ample fitted wardrobes. The Master bedroom enjoys countryside views and an ensuite shower room. The first floor also has a family bathroom, ensuring convenience for the entire household.









### **Outside**

Externally, Old Orchard welcomes you through a five-bar gate, leading to a gravel driveway with secure parking and access to a double garage. The garage has electric roller doors and sheltered access via a pedestrian side door into the property.

The gardens are beautifully maintained and predominantly laid to lawn with several deep borders and a wonderful south facing countryside outlook to the fields at the rear. In addition there is a spacious patio seating area, perfect for al-fresco gatherings.

Enhancing the property's appeal are other notable features such as outside security lighting, a 'Beam' built-in central vacuum system, and energy-efficient solar panels.

### **Services**

Mains electricity and water. Private drainage. Oil fired central heating.

Tenure: Freehold

Energy Performance Rating: D

Council Tax Band: F



Old Orchard,  
North Barrow



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**VIEWINGS** - interested parties are advised to check availability and current situation prior to travelling to see any property.

London House, New St, Somerton, TA7 7NU- Tel: 01458 767689 - E: [somerton@roderickthomas.co.uk](mailto:somerton@roderickthomas.co.uk)