

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



FLAT 5, THE OLD ANSFORD INN, HIGHER ANSFORD, CASTLE CARY, BA7 7JG



FLAT 5, THE OLD ANSFORD INN, HIGHER ANSFORD, CASTLE CARY, BA7 7JG

An elegant Grade II listed three bedroom flat just a short walk from the High Street of this popular market town.

The accommodation is beautifully presented with stunning period features throughout. This includes a large sitting room, dining room, kitchen & breakfast room, three double bedrooms and a family bathroom.

There is allocated parking and easy access to the High Street and railway station.

About the area

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.

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

On the outskirts of Castle Cary is the railway station with its direct line to Paddington and the A303 Road link is a few miles south. There are excellent state schools in the area - Ansford Academy boasts excellent exam grades and independent schools include the Sherborne and Bruton schools, Millfield, Wells Cathedral, Hazelgrove and Port Regis.





Accommodation

Flat 5 is a generously sized first floor flat forming part of the southern wing in this Grade II listed former Inn. The property has handsome Cary stone elevations under a tiled roof with a mixture of sash and casement windows.

A shared access way has steps, with a stair lift, leading up to the front door. The front door opens into an inner hall with cloakroom and cupboard for coats and boots.

The sitting room is an excellent room with wonderful high ceilings, alcoves, window seats, gas fire and a dual aspect making it an exceptionally light space. Door doors open into the dining room which also has a sash window with window seat and a drinks cupboard.

The kitchen, adjacent, has a good range of fitted units under granite effect worktops with integral appliances including a gas cooker and hob. There is ample space for a breakfast table and fridge/freezer.

Across the hall a doorway opens into the utility cupboard which has storage and plumbing for a washing machine and tumble dryer.

All three bedrooms are double in size and have the benefit of built in wardrobes. The family bathroom has a bath with overhead shower, basin and w/c.

Outside there is an allocated parking space and further visitors parking available. The High Street is just a couple of minutes walk away and the rail station an equally short drive.





Services

Mains gas, water drainage and electricity.

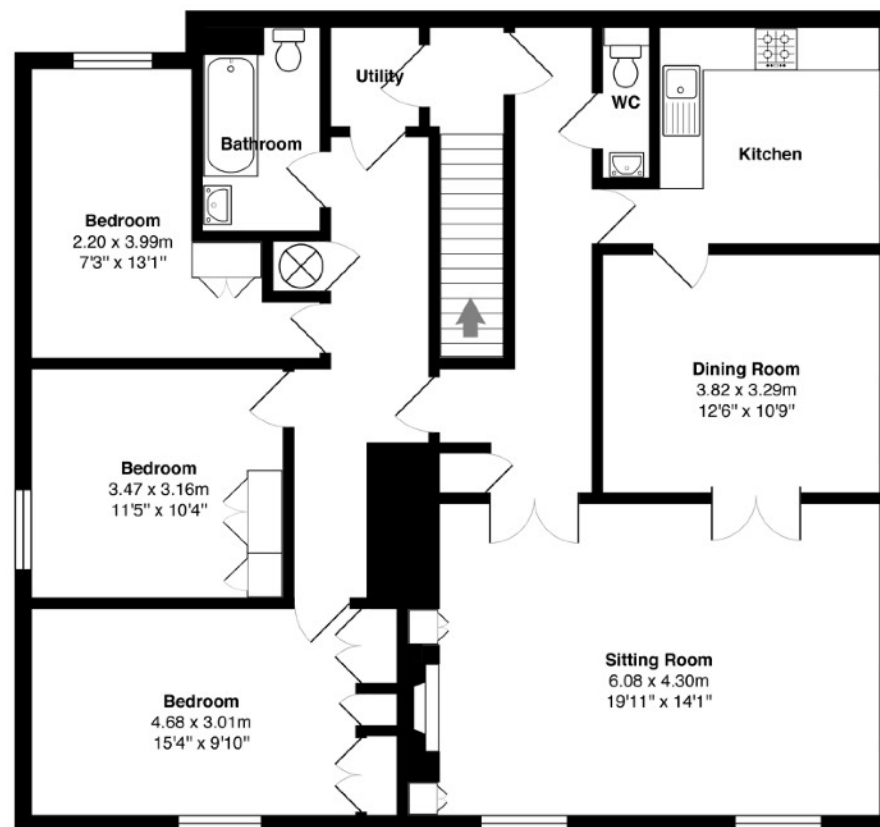
Tenure:

Energy Performance Rating: E

Council Tax Band: C



**Flat 5,
The Old Ansford Inn,
Castle Cary**



Approximate gross internal floor area - 126 m² / 1,356 ft²

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 High Street, Castle Cary, Somerset, BA7 7AW- Tel: 01963 351993 - E: cc@roderickthomas.co.uk

