

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



LONG BARN, MIDDLE STREET, GALHAMPTON, BA22 7AP



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A charming three bedroom single-storey barn conversion in the heart of this pretty Somerset village, close to Castle Cary.

Long Barn has spacious accommodation including a comfortable sitting-cum-dining room, kitchen breakfast room, utility, w/c, three bedrooms and a family bathroom.

There is a good sized courtyard garden to the front plus, parking and a shared carport with adjoining timber store.

About the area

The semi-rural village of Galhampton offers a thriving and friendly community, an active village hall, a parish church, a popular pub and is home to the annual 'Party In The Park' festival.

The nearby market town of 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 "The Newt in Somerset" is home to beautiful countryside walks set in the grounds of a Georgian country estate. Within the estate 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, Port Regis and St. Mary's Shaftesbury.





Accommodation

Long Barn has attractive honey coloured Hadspen stone elevations under a clay tiled roof.

The front door enters a spacious hallway, where there is an airing cupboard and w/c. To the right hand side of the hallway is the sitting-cum-dining room.

This is a large double aspect room with a coal effect electric fire set into a fireplace with a timber mantel. Sliding patio doors lead out to the garden.

Leading through the sitting room is the kitchen breakfast room. This is another light and airy room with a south facing window looking out to the garden.

Within the kitchen there are plenty of cupboards, drawers and units with ample worktop space and integral appliances including an electric cooker with grill above, hob, fridge, freezer and space under the units for a dishwasher. In addition there is room for a breakfast table too.

Off the kitchen is a utility room with additional storage space, room for a washing machine and tumble drier, plus a back door leading outside.

Leading back through to the other side of the hall are the three bedrooms. Two of which are large doubles and the third being a comfortable single room. All three bedrooms are serviced by the bathroom which has a bath, separate shower, basin and w.c.





Outside

Secured by a low level fence is the courtyard garden to the front of the property. It is laid to gravel for low maintenance with a patio area immediately outside the sitting room. The garden enjoys a south westerly aspect meaning it enjoys the sun throughout the day and into the evening.

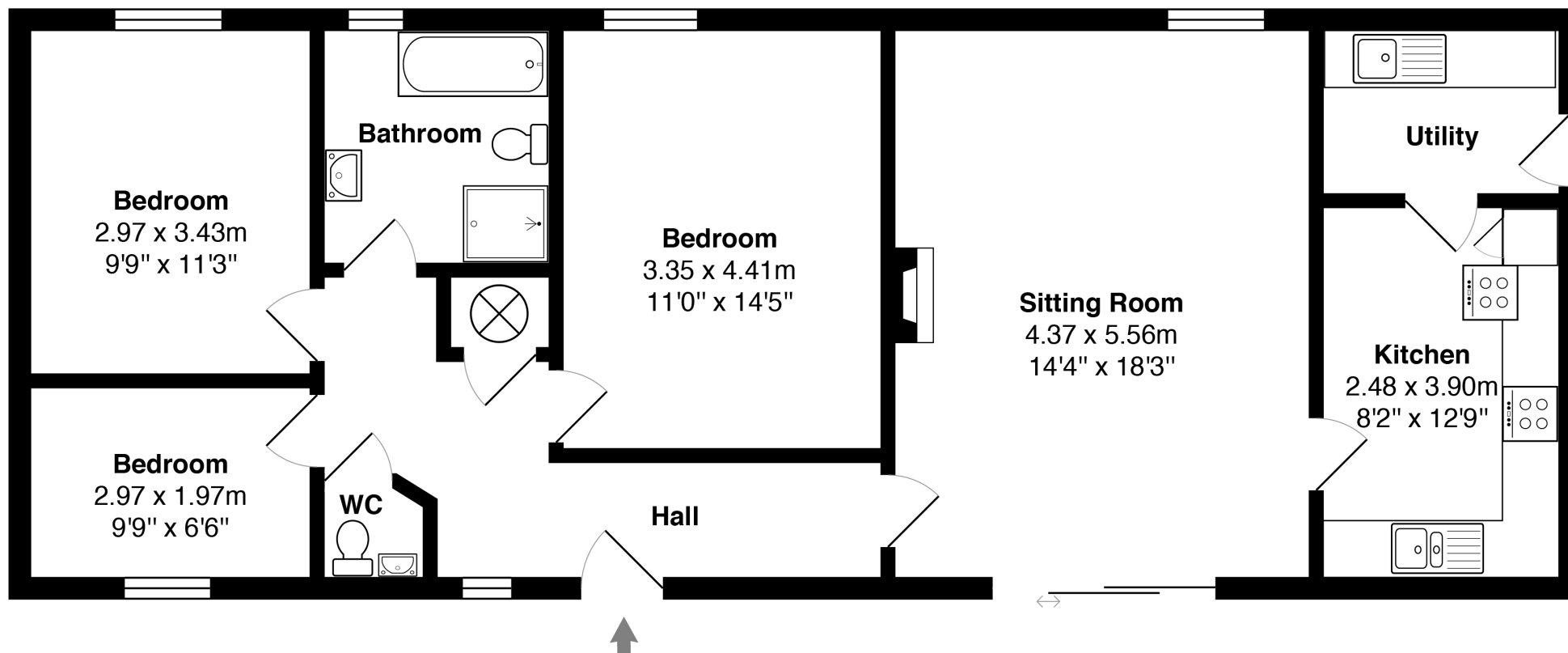
A shared driveway leads up to the shared carport which provides parking for one vehicle and to the rear of which is a lockable timber store. In front of the carport is further parking for one vehicle too.

Services

Mains water, drainage and electricity. Oil central heating.



Long Barn, Galhampton



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.