

WASSALL HOUSE WINCANTON BA9 9LR



GUIDE PRICE £685,000



Important Note: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or misstatement in these particulars. Hambledon do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

Wassall House, Bayford Hill, Wincanton, Somerset, BA9 9LR.

Wassall House is an imposing detached period property set within a delightful mature garden just a short walk from the town centre facilities. This exceptional family home offers over 2000 sq feet of versatile living accommodation spread over three floors and retains an enormous amount of charm and character. An ornate fretted porch with original front door opens into a spacious hallway with blue lias flagstone flooring. The three principal reception rooms are well proportioned with the sitting room featuring an open fireplace, twelve pane sash window with shutters and French doors opening into a wonderful conservatory overlooking the garden. A generous breakfast room leads directly to a modern fitted kitchen with an opening to a utility room. There is also the benefit of a downstairs shower room and rear lobby ideal for coat storage. Moving to the first floor there is a family bath/shower room and two bedrooms, the larger of which having dual aspect sash windows and vanity unit. From the landing stairs rise to the second floor which features an impressive master bedroom with vaulted ceiling and exposed timbers. On this floor there is also a bathroom and bedroom with en-suite dressing room. The gardens are without doubt a particular feature of the property being of a very generous size and lovingly cared for by the current owners. A small village cricket pavilion provides a useful outbuilding currently utilised as a large garden shed whilst also offering the potential for converting into an office for homeworking.

LOCATION: Wincanton is a small Somerset town lying just north of the A303 and offers a range of day to day facilities including doctors surgery, post office, library, schools, independent shops and two supermarkets. It is approximately six miles from the main-line railway stations at Gillingham and Templecombe with services to London, Waterloo and Exeter. A few miles to the north are Castle Cary and Bruton, which are on the London Paddington line and the much improved A303 which links with the M3 is literally minutes away and provides east-west road travel. Wincanton is a typical Somerset town close to many delightful villages and places of interest such as the Abbey town of Sherborne, the Cathedral City of Salisbury and the ancient hilltop town of Shaftesbury. The larger town of Yeovil is approximately 15 miles distance.

ACCOMMODATION GROUND FLOOR

Metal fretted porch with original front door to:

ENTRANCE HALL: Blue lias flagstone floor, radiator, wall light point, room temperature control and stairs to first floor.

SITTING ROOM: 15'3" x 13'3" An elegant room featuring a handsome open fireplace with flag stone hearth, original sash window with shutters, two radiators, picture rail and French doors to:

CONSERVATORY: 14' x 11'8" A delightful garden room with high natural stone walls topped with a pitched glazed roof. Quarry tiled floor, radiator, useful storage cupboard and door to garden.

DINING ROOM: 15'3" x 10'3" Dual aspect sash windows one with with shutters, picture rail, built-in pitch pine fronted cupboard with drawer and shelving.

From the entrance hall door to rear lobby with blue lias flagstone floor with doors to shower room, outside and breakfast room.

BREAKFAST ROOM: 13' x 12'6" Fireplace with seat and window to one side, built-in dresser unit with shelving, radiator, drinks cupboard and door to:

KITCHEN: 13' x 7'9" Inset ceramic sink with mixer taps and cupboard below, further range of base units with a drawer line and working surface over, cupboard housing gas boiler, two windows to side aspect, built-in cabinet, recess for range style cooker, larder unit and opening to:

UTILITY ROOM: 11'6" x 4'7" Space and plumbing for washing machine, radiator, window to rear aspect, range of fitted wall and base units with working surface over and door to rear garden.

SHOWER ROOM: Shower cubicle, vanity wash basin unit, low level WC, radiator, pine panelled walls and window to rear aspect.

From the entrance hall stairs to first floor landing. Radiator, original sash windows to front and rear aspects and wall light point.

FIRST FLOOR

BEDROOM 2: 15'1" x 13'6" (to rear of wardrobe) Original sash windows to front and rear aspects, two radiators, fitted wardrobe with hanging rail and shelving and wash basin vanity unit.

BEDROOM 4: 10'6" x 8'2" Radiator, original sash window to front aspect, attractive cast iron fireplace, picture rail and fitted shelving.

BATH/SHOWER ROOM: A stylish suite with corner bath, shower cubicle, pedestal wash hand basin, low level WC, radiator, heated towel rail, tiled to splash prone areas and sash window to rear aspect.

From the first floor stairs to second floor landing. UPVC double glazed window to front aspect, radiator, hatch to loft and airing cupboard housing lagged hot water tank and slatted shelving for linen.

SECOND FLOOR

BEDROOM 1: 15' x 13'5" An impressive and characterful master bedroom with vaulted ceiling, exposed timbers, two radiators, vanity wash basin unit, dual aspect double glazed windows with the rear aspect enjoying far reaching views.

BEDROOM 3: 11'2" (max) x 8'10" Radiator, double glazed window to front aspect and door to:

DRESSING ROOM: 6'2" x 5'9" Vanity wash basin unit, double glazed window to rear aspect, radiator and built-in double wardrobe with shelving and hanging space.

BATHROOM: Panelled bath with mixer taps and shower attachment, heated towel rail, semi recess wash basin unit, low level WC with concealed cistern, wall heater, double glazed window to rear aspect and electric shaver point.

OUTSIDE

Double wrought iron gates provide access to a flagstone paved driveway that extends to the front of the property with mature shrub and pampas grass border fronted by a natural stone wall. The rear garden is a particular feature having been lovingly cared for by the current owners creating a delightful space to relax and entertain. A large paved terrace ideal for al fresco dining leads to a level lawned area bordered by mature shrubs and enclosed by a natural stone wall and hedging. Beyond the hedge there is a second expanse of lawn interspersed with shrubs, flower beds and a mature copper beech tree which provides a pleasant shaded area within this sunny aspect garden. There is also a feature pergola, former pig sty, apple loft providing useful storage, greenhouse and former village cricket pavilion (22' x 12'9") that was relocated to the property to provide useful garden storage and could offer potential for conversion to create an office for homeworking.

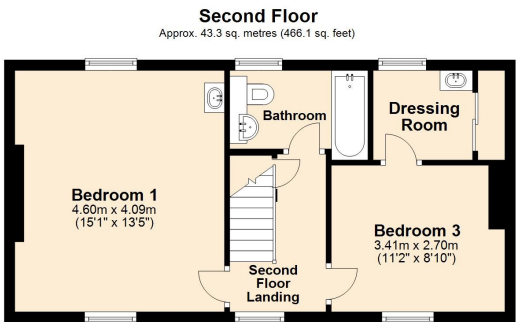
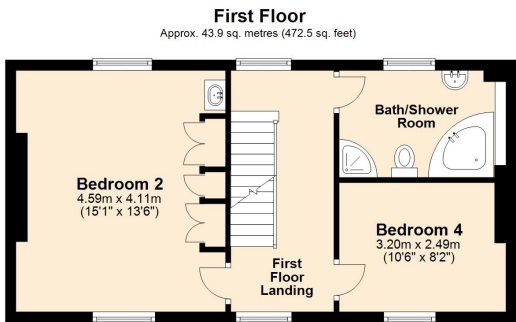
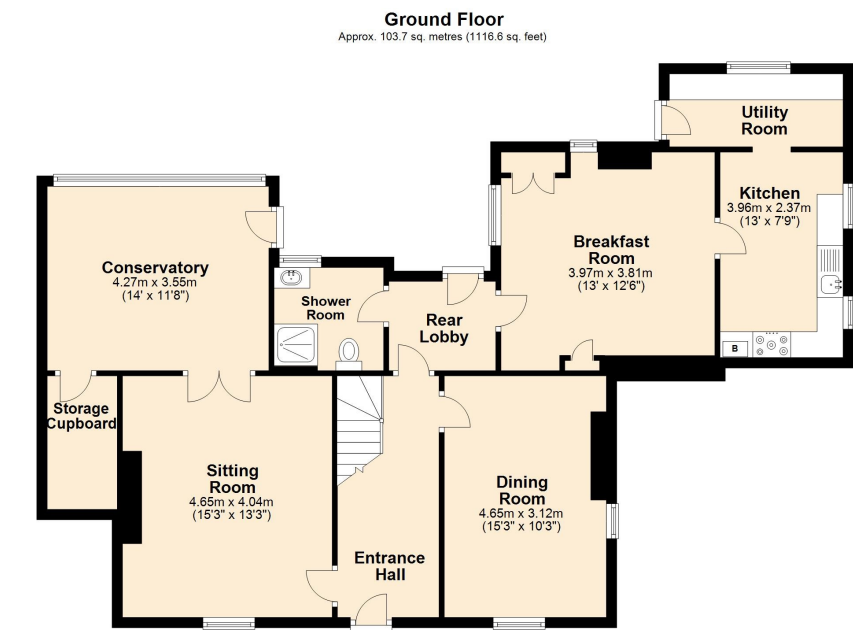
DIRECTIONS: From our office in the High Street continue up the High Street towards Bayford. After passing Common Road the house is the second property on the right.

SERVICES: Mains water, electricity, drainage, gas central heating and telephone all subject to the usual utility regulations.

COUNCIL TAX BAND: F

TENURE: Freehold

VIEWING: Strictly by appointment through the agents.



Total area: approx. 190.9 sq. metres (2055.3 sq. feet)

