





£750,000

To View:

Holland & Odam

Market Place, Somerton

Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



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Energy
Rating

Exempt

Council Tax Band E



Services

Mains electricity, water and drainage are connected. Heating via Oil Rayburn with back boiler and woodburner operating some radiators.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Grade II Listed

Directions

From the Market Place in Somerton, follow Broad Street continuing into North Street and turn right at the mini roundabout. At the T-Junction turn left and take the first right towards Keinton Mandeville/ Castle Cary. Shortly after the railway bridge turn right. Follow the road and the property can be found on your right hand side, indicated by our sign.

Description

Carolans is a beautiful Grade II Listed detached home built from Blue Lias stone, set in the village of West Charlton. Originally three cottages, it was converted into one five bedroom family home before being listed in 1985. Lattice windows, exposed beams and fireplaces give the house character throughout. The gardens and adjoining paddock extend to approximately 0.8 acres in total, with lovely countryside views to the rear.

A spacious entrance lobby, with a decorative open fireplace and stairs to the first floor, leads to the kitchen/dining room and sitting room. The kitchen/dining room overlooks both the front and rear gardens and features freestanding antique wooden units and an inglenook housing a Rayburn oven with back boiler. An adjoining single storey utility room provides space for laundry appliances and fridge/freezers, useful storage, and access to both the driveway and rear garden.

The generous L-shaped sitting room has an open fireplace, a rear-facing window and patio doors opening onto the garden. It leads through to a cosy snug with a further inglenook fireplace and wood-burning stove, which also serves five radiators in part of the house. The snug has a front-facing window and a side door.

Upstairs are five good-sized bedrooms and two bathrooms, positioned at opposite ends of the house.

Location

West Charlton is a small Somerset hamlet within the parish of The Charltons, surrounded by attractive countryside and approximately three miles east of Somerton. Nearby Charlton Mackrell has a primary school, while the wider parish offers a pub, community hall and playing fields. West Charlton is also home to At Winterbourne, a 35-acre estate offering retreats, curated stays and wellness experiences. Somerton and Street provide a wider choice of shops, cafés and everyday amenities, while Castle Cary railway station offers direct services to London Paddington.





The rear garden has a cottage feel, with a patio leading onto a broad lawn bordered by flowers, shrubs and fruit trees, as well as a pond and garden shed. Two openings in the low stone wall connect the garden to the adjoining paddock of approximately 0.5 acres, offering space for a vegetable garden or smallholding use.

*Please note, the land was bought separately and therefore is on a separate title to the house.

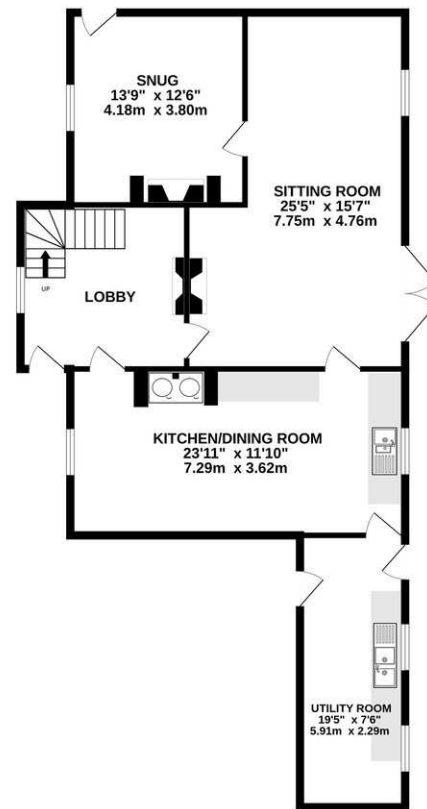
To the front, a lavender-lined gravel driveway provides ample parking beside a lawn that wraps around the side of the house. Stone walls and trees form the boundaries.



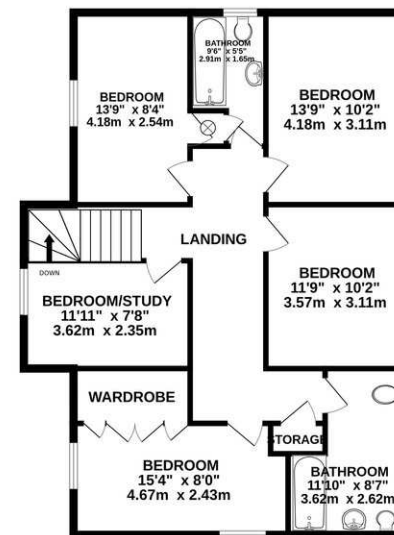
- Beautiful Grade II Listed detached house built from Blue Lias stone
- Originally three cottages, now a spacious five bedroom family home
- Period features including lattice windows, exposed beams and fireplaces
- Generous kitchen/dining room with inglenook and Rayburn
- L-shaped sitting room and separate snug with wood-burning stove
- Five good-sized bedrooms and two bathrooms
- Cottage-style gardens with patio, pond, fruit trees and countryside views
- Adjoining paddock of approximately 0.5 acres, with the total plot extending to approximately 0.8 acres
- Ample parking on the gravel driveway
- Offered with no onward chain



GROUND FLOOR
1056 sq.ft. (98.1 sq.m.) approx.



1ST FLOOR
934 sq.ft. (86.7 sq.m.) approx.



TOTAL FLOOR AREA - 1990 sq.ft. (184.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 785100 and we can arrange a free consultation for you at a time and a place to suit you with The Levels Financial. *

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