



## Castle Cottage

Castle Street, Keinton Mandeville, TA11 6DX

GeorgeJames PROPERTIES  
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# Castle Cottage

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Guide Price - £325,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

Offered with no onward chain, this utterly charming four-bedroom end-terrace cottage dates back to the 1800s and is full of character and period charm. Situated in the highly regarded village of Keinton Mandeville, the property enjoys spacious and versatile accommodation alongside a substantial south-facing rear garden. Retaining many original features, including exposed stone walls and attractive fireplaces, the cottage provides a warm and inviting atmosphere throughout. The ground floor offers a selection of reception spaces comprising a living room, study, dining room, kitchen and utility room. To the first floor are four bedrooms and a family bathroom. Externally, the property benefits from a generous south-facing rear garden, predominantly laid to lawn with a patio area ideal for outdoor dining and entertaining. While the property does not have allocated parking, on-street parking is available directly outside.

## Amenities

The medieval village of Keinton Mandeville is surrounded by rolling countryside with an abundance of footpaths and bridleways. The village has a local shop, pub, farm shop, primary school and active churches. There are various clubs and societies visit [www.keintonmandeville.com](http://www.keintonmandeville.com) for more information. The A303 is just a few miles south and nearby towns include Castle Cary and Somerton.

## Services

Mains water, drainage and electricity are all connected. Heating via night storage heaters and electric panel heaters. Council tax band C.

## What3words

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## Entrance Hall

With stairs to first floor and understairs storage cupboard, tiled floor and electric panel heater.

## Sitting Room 13' 2" x 12' 4" (4.01m x 3.75m)

With window to front, feature fireplace with stone surround housing cast iron wood burning stove, electric panel heater and exposed stone archway to:-



**Study** 8' 6" x 8' 0" (2.6m x 2.43m)

With glazed patio door to rear garden, tiled floor and electric panel heater.

**Dining Room** 12' 2" x 10' 11" (3.72m x 3.34m)

With window to front, cast iron feature fireplace with tiled hearth, fitted shelving and built in storage cupboards, electric panel heater and glazed double doors opening to:-

**Utility room** 10' 11" x 8' 0" (3.33m x 2.43m)

With window to rear and part glazed door to rear garden, space and plumbing for washing machine and tumble dryer, space for fridge/freezer and flagstone floors.

**Kitchen** 11' 5" x 7' 10" (3.47m x 2.4m)

With window to rear, range of wall and base units with inset ceramic Belfast style sink unit and mixer tap, freestanding double oven with four ring electric hob, space for dishwasher, tiling to splash prone areas and tiled floor.

**First Floor Landing**

Galleried landing with access to roof space.

**Bedroom 1** 12' 4" x 11' 3" (3.77m x 3.42m)

With window to front, access to roof space, exposed stone wall and electric panel heater.

**Bedroom 2** 12' 0" x 9' 2" (3.66m x 2.79m)

With window to front and electric panel heater.

**Bedroom 3** 12' 7" x 8' 6" (3.84m x 2.6m)

With window to rear, built in storage cupboard and electric panel heater.

**Bedroom 4** 10' 9" x 6' 6" (3.27m x 1.99m)

With window to front, electric panel heater.

**Bathroom**

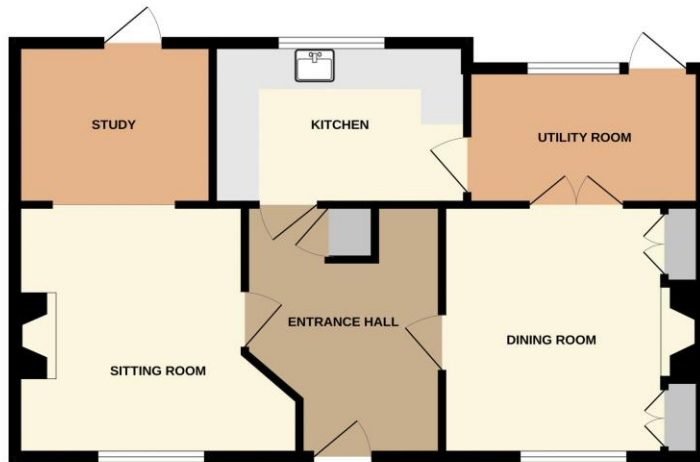
With frosted window to rear, panelled bath with central chrome taps and electric shower over, wall mounted wash hand basin, low level WC, airing cupboard with slatted shelving housing hot water cylinder, wall mounted electric ladder radiator, shaver point, part tiled walls.

**Outside**

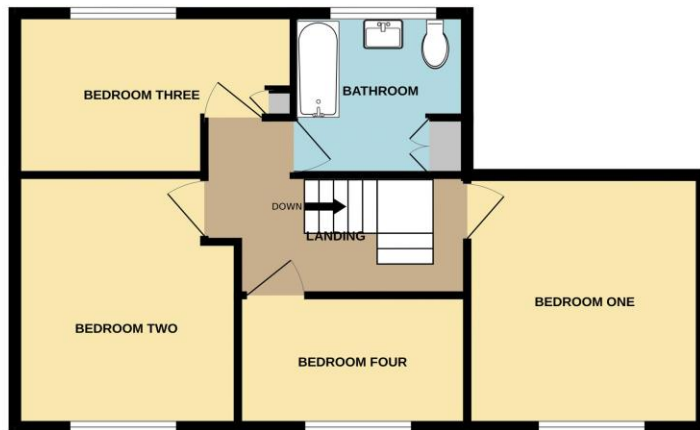
A side passage leads to the rear garden which is a fantastic size and south facing. The garden is mainly led to lawn, with a large shingled area, large patio, vegetable garden and shed to the rear, bin storage, electricity sockets and water tap. A wonderful entertaining garden. There is on street parking to the front of the property.



GROUND FLOOR  
627 sq.ft. (58.2 sq.m.) approx.

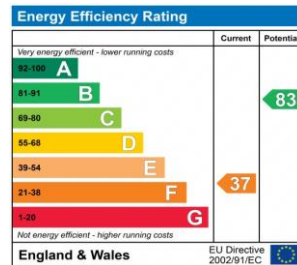


1ST FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1194 sq.ft. (110.9 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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