

Clearpoint

2 Bayford Court, Bayford Hill, Wincanton, Somerset

Clearpoint

2 Bayford Court
Bayford Hill
Wincanton
Somerset BA9 9GY

A modern four bedroom house with superb far reaching views across the Blackmore Vale in a private location close to Wincanton town centre.



- Quiet edge of town location
- Light and spacious accommodation
- Large family kitchen with separate utility room
 - Three bathrooms including two ensuites
 - Large conservatory
- Private south facing low maintenance garden
 - Easy walking distance to town centre

Guide Price **£550,000**

Freehold

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THE PROPERTY

Clearpoint is a well presented house that is laid out to take maximum advantage of the glorious views. The house is entered on the first floor into a light filled entrance hall from which all the bedrooms, family bathroom and large double garage radiate off. The bedrooms all benefit from far reaching southerly views across the Blackmore Vale.

A staircase leads down to the ground floor with hall way leading to all rooms. The kitchen is well appointed with a full range of Siemens and Bosch integrated appliances. The utility room is next to the kitchen with gas boiler and garden door. Sliding patio doors lead from the kitchen to the large conservatory. The study has a good range of bespoke wooden fitted furniture and the sitting room is of generous proportion with sliding glass doors out to the terrace.

OUTSIDE

The house is approached over a good sized gravel driveway that leads to the integral double garage with electric sectional door. Wide steps to the side of the property lead down to the attractive low maintenance garden. Adjacent to the house is a large terrace with astroturf lawned areas and a wisteria clad pergola. Beyond the terrace are large beds planted with flowers and specimen trees, intersected by paths. There is also a small garden shed.

SITUATION

Wincanton which offers a variety of independent shops, supermarkets and cafés, together with a cinema, health centre, library, and well-regarded primary and secondary schools. Excellent road links are accessed via the A303 providing easy access to London as well as the regional centres of Yeovil, Bath, and Salisbury. Mainline railway services are available from Castle Cary, Templecombe and Gillingham offering services to London. The area is renowned for its exceptional countryside for walking, cycling, and outdoor pursuits.

DIRECTIONS

What3words: marine.cheerily.mere

SERVICES

Mains water, electricity, gas and drainage are connected to the property. Gas central heating.

MATERIAL INFORMATION

Standard and superfast broadband is available.

There is mobile coverage in the area, please refer to Ofcom's website for more details.

Council Tax Band: F

South Somerset Council Tel: 01935 462462

Photographs taken September 2026

Agents Note: A Wessex water owned and maintained tank is located under a section of the terrace. Wessex water have right of access to maintain and have full responsibility for it. South Somerset Council





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Approximate Area = 1999 sq ft / 185.7 sq m

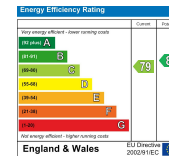
Garage = 319 sq ft / 29.6 sq m

Total = 2318 sq ft / 215.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1521692



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