

LODESTONE



West Country House, Castle Cary





West Country House Castle Cary

BA7 7BL

Guide Price: £450,000

3 

Bedrooms

2 

Bathroom

2 

Receptions

2 

Commercial Units

PROPERTY FEATURES

- Spectacular apartment in central Castle Cary
- Two commercial units below included
- Close to shops/cafes/train station
- Ideal Pierre de terre
- Bright and versatile accommodation
- Exposed beams, wooden floors & large windows
- Flexible three-bedroom accommodation
- Direct trains to London Paddington



Just off Castle Cary's High Street is West Country House an attractive period building of mixed use, currently with a wine shop and private office, occupying the commercial part and a rather spectacular apartment above. The two commercial elements are currently occupied and both have a cloakroom and storage and in the wine shop is a small kitchenette. To the side of the building lies the entrance to the apartment. Historically, this has been rented and used as a highly successful Air B&B. The main entrance opens into an impressive, light-filled vaulted reception room incorporating both sitting and dining areas, together with a semi open-plan kitchen positioned beneath the gallery landing above. This well-designed space provides an excellent setting for both everyday living and entertaining.

On either side of the reception area are two independent rooms. One is a generously proportioned sitting room with large double-aspect windows allowing abundant natural light, while the other offers flexibility as a third bedroom or an additional reception room and benefits from an en-suite shower room.

Wooden floors throughout the principal entertaining areas, combined with large windows and exposed beams, enhance the sense of character and quality that runs throughout the property. Stairs from the reception area lead to a spacious gallery landing, giving access to two further bedrooms, a cloakroom, and a well-appointed family bathroom.

Situation

Castle Cary is a bustling town with many attractive and historic buildings including its C19th Market house and the C18th Roundhouse. The main street offers an assortment of individual shops, cafes and restaurants, a delicatessen, a wine shop and a contemporary art gallery. The town has a doctors' surgery, pharmacy, vet, post office, petrol station etc. Market day is Tuesday when fish, organic vegetables and homemade breads are sold on the cobbles in front of the Market House. The neighbouring Newt in Somerset offers beautiful walks and a popular café. Residents of Castle Cary enjoy a reduced locals' membership at The Newt.



Nearby Bruton is a cultural and culinary hotspot, home to Michelin-starred Osip, acclaimed restaurants such as At the Chapel, Briar, The Old Pharmacy and Hauser and Wirth gallery, with its Roth Bar and new Da Costa Italian restaurant and Farm Shop. Internationally acclaimed, The Newt in Somerset is also just a 5-minute drive away.

The Commercial Units

The ground floor is divided into two separate commercial premises, currently occupied by Somerset Wine Company and Cullen Financial Services. We can provide further rental information upon request.

Both premises are understood to have rateable values below £12,000 per annum and may qualify eligible occupiers for Small Business Rate Relief. Purchasers should make their own enquiries with Somerset Council.

Schools

There are excellent local independent and state schools nearby. Castle Cary primary school is a short stroll away and Ditchat and Bruton schools are all within a 5-mile radius. Secondary education options include King's School Bruton, the state-run boarding school Sexey's and Ansford Academy - a mixed 11-16 comprehensive school. Further independent choices include Millfield, Sherborne, Hazelgrove and All Hallows Prep School.

Transport

Excellent transport links include Castle Cary's mainline station, with direct trains to London Paddington in around 90 minutes. The A303 provides a direct route to London via the M3.

Directions

Post code: BA7 7BL

What.3.Words: hospital.ladders.huddled

Viewing by appointment only

MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Somerset Council

Council Tax Band: A

Guide Price: £450,000

Tenure: Freehold

PART B

Property Type: Attached

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Please refer to Ofcom website.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: On street

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: N/A

Rights and Easements: N/A

Flood Risk: Rivers and seas - very low / Surface water - very low

Coastal Erosion Risk: N/A

Planning Permission: N/A

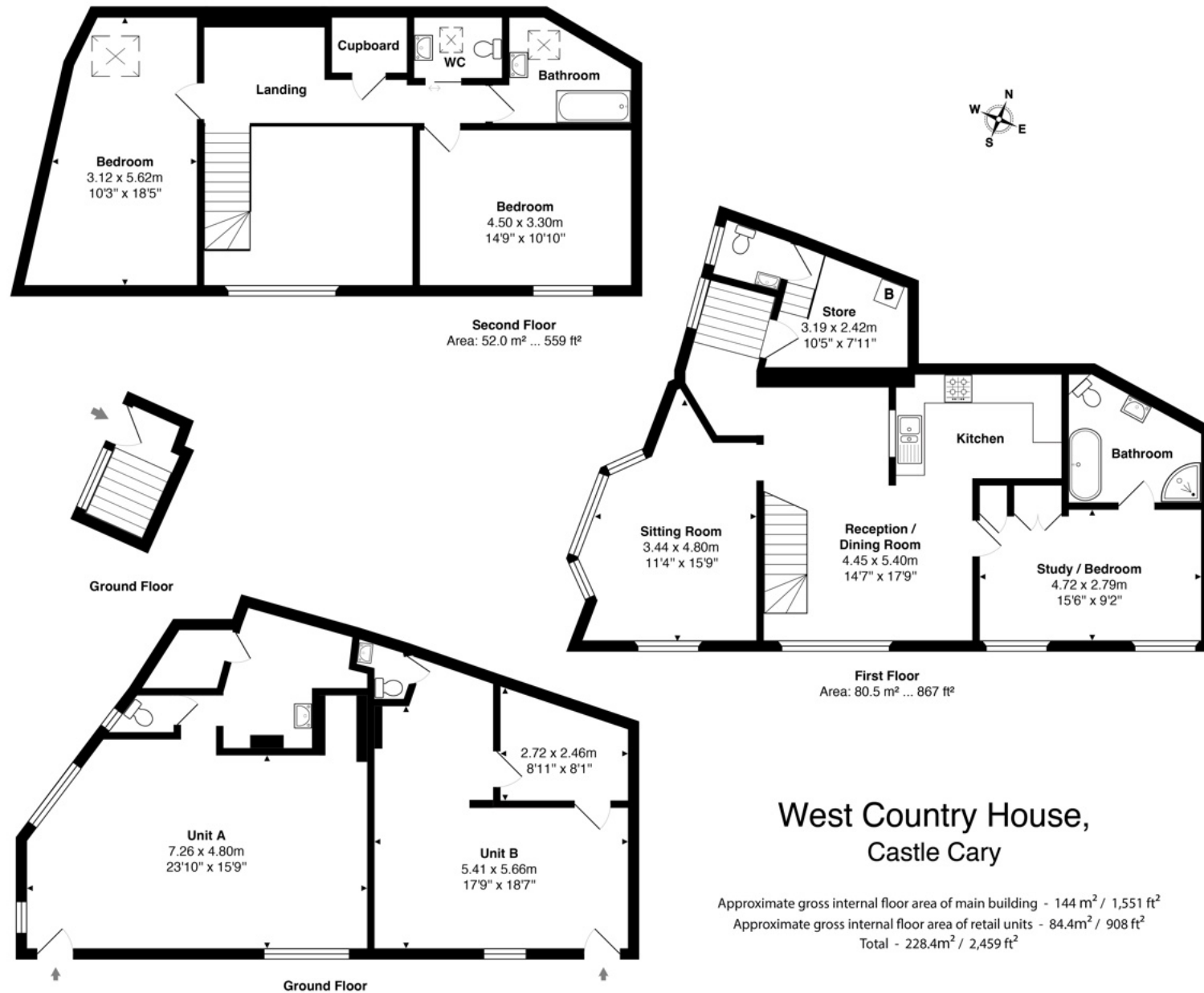
Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: Band D for the apartment and Band D for each commercial unit

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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