

LODESTONE



Bay House, Wincanton





Bay House, Wincanton

BA9 9JZ

Guide Price: £350,000

4 Bedrooms

2 Bathrooms

3 Receptions

PROPERTY FEATURES

- Pretty period property
- Four bedrooms
- Two bathrooms
- Character features
- Grade II listed



Situated on Wincanton's High Street, Bay House is a handsome, double-fronted, four-bedroom terraced house offering an excellent opportunity to purchase a period property rich in character and potential.

The front door opens into a small entrance lobby which leads through to a ground-floor reception room with partly tiled and partly floorboard flooring. This room features a fireplace with a log burner and a window overlooking the High Street.

Adjacent is the sitting room, also with a fireplace, creating a warm and comfortable space. The dining room and kitchen are arranged as a semi open-plan area, providing a practical and flowing living space. Both rooms benefit from attractive flagstone floors, and the dining area features a fireplace with a wood burner. The kitchen is fitted with a range of wall and base units and has a door leading out to the courtyard garden. Just off the kitchen is a useful utility room, and there is also a downstairs cloakroom on the ground floor.

From the dining area, stairs lead up to the first floor, which offers two double bedrooms and two bathrooms, one of which is en suite. The second floor provides two further double bedrooms.

Outside

A door from the kitchen opens onto a split-level garden. At ground level is a charming courtyard seating area, ideal for outdoor dining. Stone steps lead up to a raised patio with space for table and chairs, along with flower beds and a vegetable garden. To the rear of the garden is a garden room with electricity, making it well suited as a home office or studio. There is no allocated parking, however, there is on street parking in front of Bay House.



Bay House retains a wealth of period features and, while in need of updating and modernisation, offers the potential to create a wonderful family home, all within easy reach of Wincanton's High Street amenities, including shops, schools and transport links.

Situation

The town of Wincanton is an appealing Somerset town bordering the counties of Dorset and Wiltshire. It is in an elevated position overlooking the area of outstanding natural beauty Cranborne Chase. Local amenities on your doorstep including a butcher, bakery, fruit & veg and whole foods shop, wine shop, Post Office, library, antiques shops, cafes and eateries. There is also a leisure centre in Wincanton with gym and swimming pool as well as a private club, Holbrook House, which features a pool, gym classes, spa and more. The town has a thriving community. Wincanton is a 10 minute drive from the fantastic offerings of Bruton including the Hauser & Wirth Art Gallery and Roth Bar, 10 minutes from the fabulous and highly-regarded Newt Hotel, 15 minutes from the pretty market town of Castle Cary and 20 minutes from the attractive Dorset town of Sherborne. It is also close to the A303 for an easy drive to/from London (approx 2 hours drive).

There is a Waitrose 10 minutes away in Gillingham or at Sherborne and a superb local farm shop and restaurant at Kimbers (5 minutes away). There is also the renowned Wincanton racecourse and a pretty local park, Cale Park, which features a café. Wincanton is just over an hour south of Bristol and about 45 minutes from Bath. The popular town of Frome is about 25 minutes away. Schools The town features two good primary schools and a secondary school, the secondary school at Gillingham is a 10-minute drive away. Wincanton is of close proximity to a number of private schools including King's Bruton, Hazlegrove, Sherborne and Port Regis.

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: C

Guide Price: £350,000

Tenure: Freehold

PART B

Property Type: Terraced

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: N/A

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

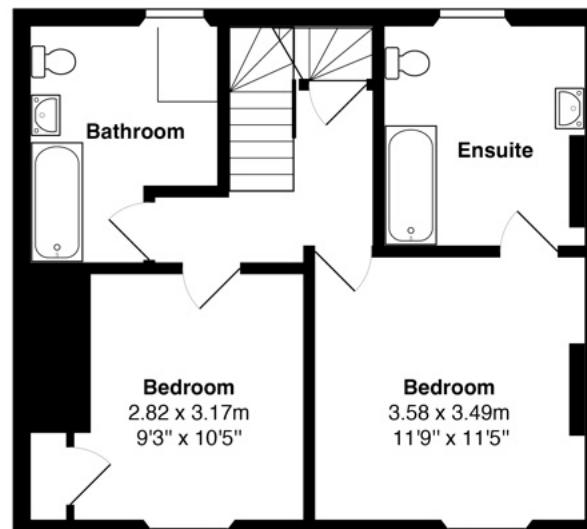
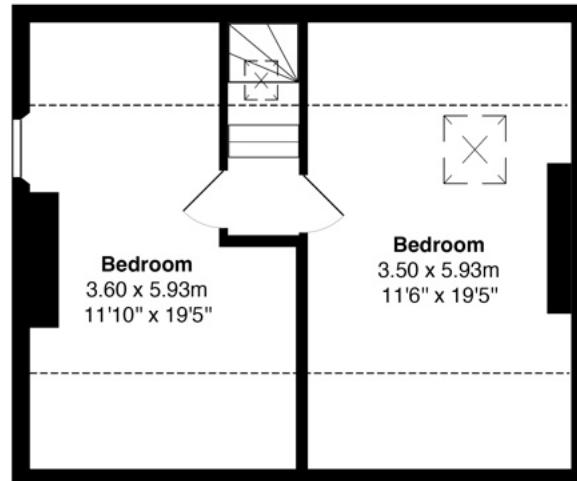
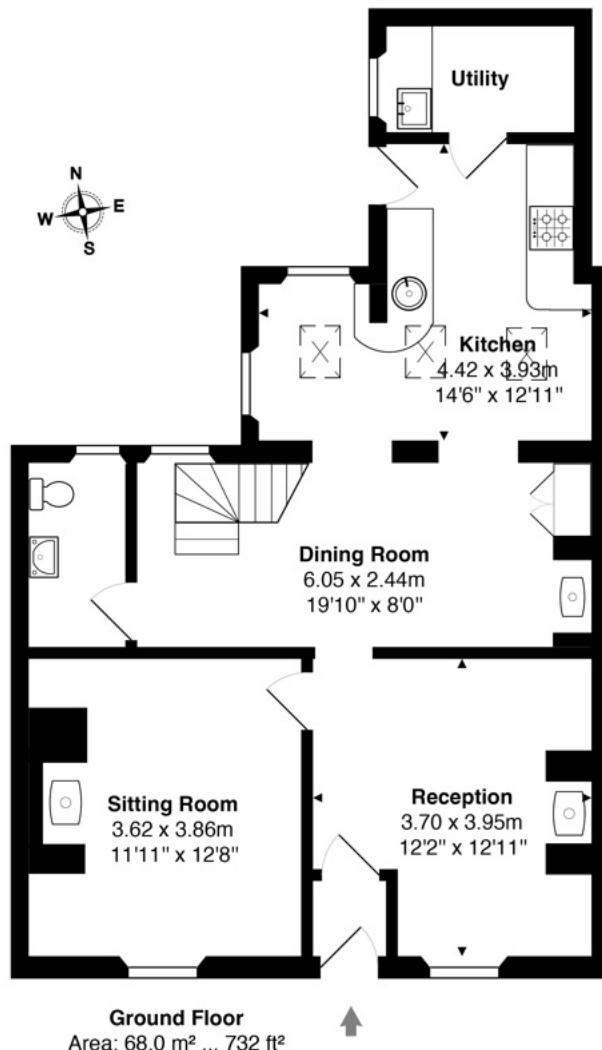
Energy Performance Certificate: N/A

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.

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Approximate gross internal floor area of main building - 158.9 m² / 1,710 ft²



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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