



Somerville

Ansford, Castle Cary, Somerset BA7 7HG

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A handsome four bedroom house with a separate stone cottage (planning permission required for conversion to residential use).

- Period Features
- Beautifully Proportioned Rooms
- Kitchen/Breakfast Room & Utility Room
- Separate Dining Room (Adjoining Kitchen)
- Two Further Reception Rooms
- Family Bathroom & Ground Floor WC
- Four Double Bedrooms
- Enclosed Garden with Pergola & Pond
- Potential Guest Accommodation in Annexe
- Workshop, Garages & Off-Road Parking

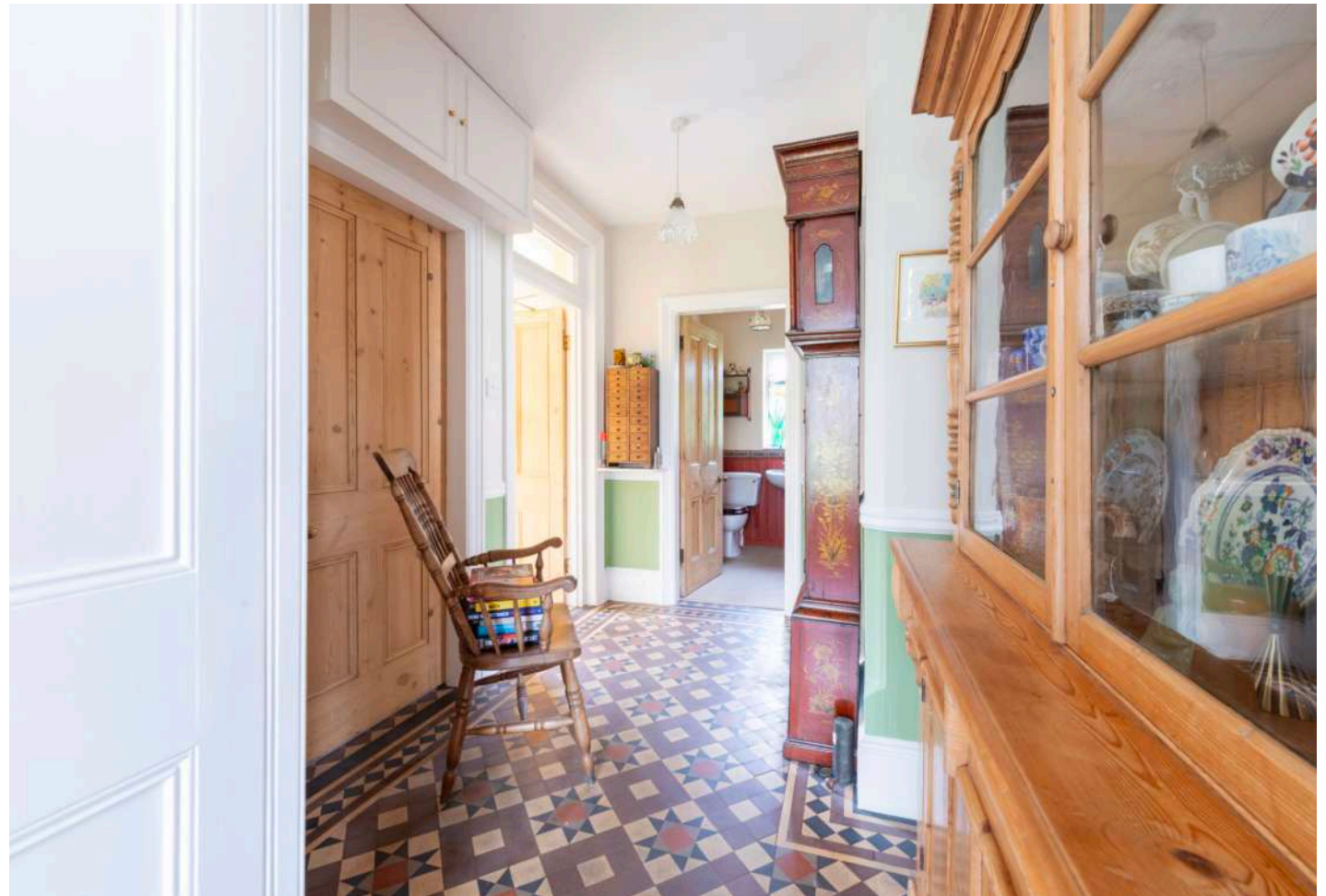
GUIDE PRICE £850,000

THE AGENT SAYS...

Somerville is an attractive double-fronted property with pleasing proportions both inside and out. The house is well-presented and has some lovely period features. Outside there is a cottage (former bakery), which would need planning permission for residential conversion but had planning granted in the past (now lapsed). There is also a great workshop space that is perfect for hobbies.

THE PROPERTY

The entrance hall is bright and welcoming with a beautiful tiled floor. At the end of the hall is a cloakroom with wash basin and WC. On the right side of the hall are the lounge and drawing room which are similar sizes and both have a bay window (the lounge is dual-aspect) and attractive fireplace.



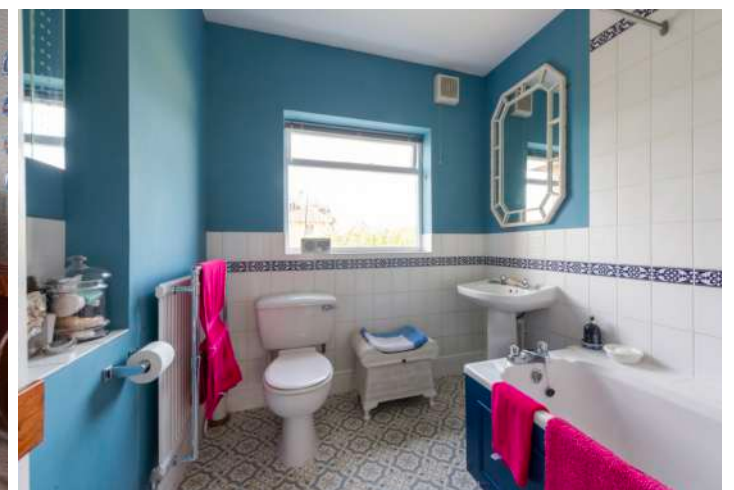
On the other side of the hall is the kitchen/breakfast room which is lovely and bright, with an L-shape layout and space for a small dining table. Fitted with cream-coloured traditional style units the kitchen offers plenty of storage including an integrated fridge-freezer. There is also an integrated dishwasher, built-in oven and microwave, and hob with extractor above. Behind the kitchen is the dining room and beyond this is the utility, which leads outside.

On the first floor there are four good-size double bedrooms, two of which have built-in wardrobes, and the family bathroom. There is also a useful airing cupboard on the landing.

OUTSIDE

A shared driveway leads to the side of the property where there is a large yard for parking. Around the perimeter of this yard are the numerous outbuildings. On the northern side are two single garages with up and over doors. Alongside this is a workshop which has been divided into two with independent access to each room. Both rooms have windows for natural light and also have power and lighting connected. Nearest the entrance from the driveway is the annexe, which was once a bakery. Built of stone with a tiled roof, this annexe is a generous size and has potential for a variety of uses. At present it is non-residential but planning permission (now lapsed) has been previously granted. Attached to the annexe is a further garage (double) which could provide parking for guests if the annexe were converted into accommodation.

At the rear of the property is an enclosed lawned garden with a pergola covered patio dining area, raised brick pond, and a further paved seating area to enjoy a sunbather. A further lawn wraps around the front and side of the property and is surrounded by hedging.



SURROUNDING AREA

Castle Cary is an attractive bustling market town of glowing golden stone described by Nikolaus Pevsner, the eminent architectural historian, as Somerset's prettiest town. It is a haven of historic buildings and independent businesses (shops, boutiques and art galleries) with picture-perfect surrounding countryside. Dating back to 1855, The Market House remains the focal point of the town with a weekly market and other regular events. Local amenities include: nursery, primary and secondary schools; a health centre; dental practice; library; post office; deli; grocery stores; greengrocer; newsagent; chemist; pubs; and tea shops. There are large supermarkets just 15 minutes drive away in the towns of Wincanton and Shepton Mallet.

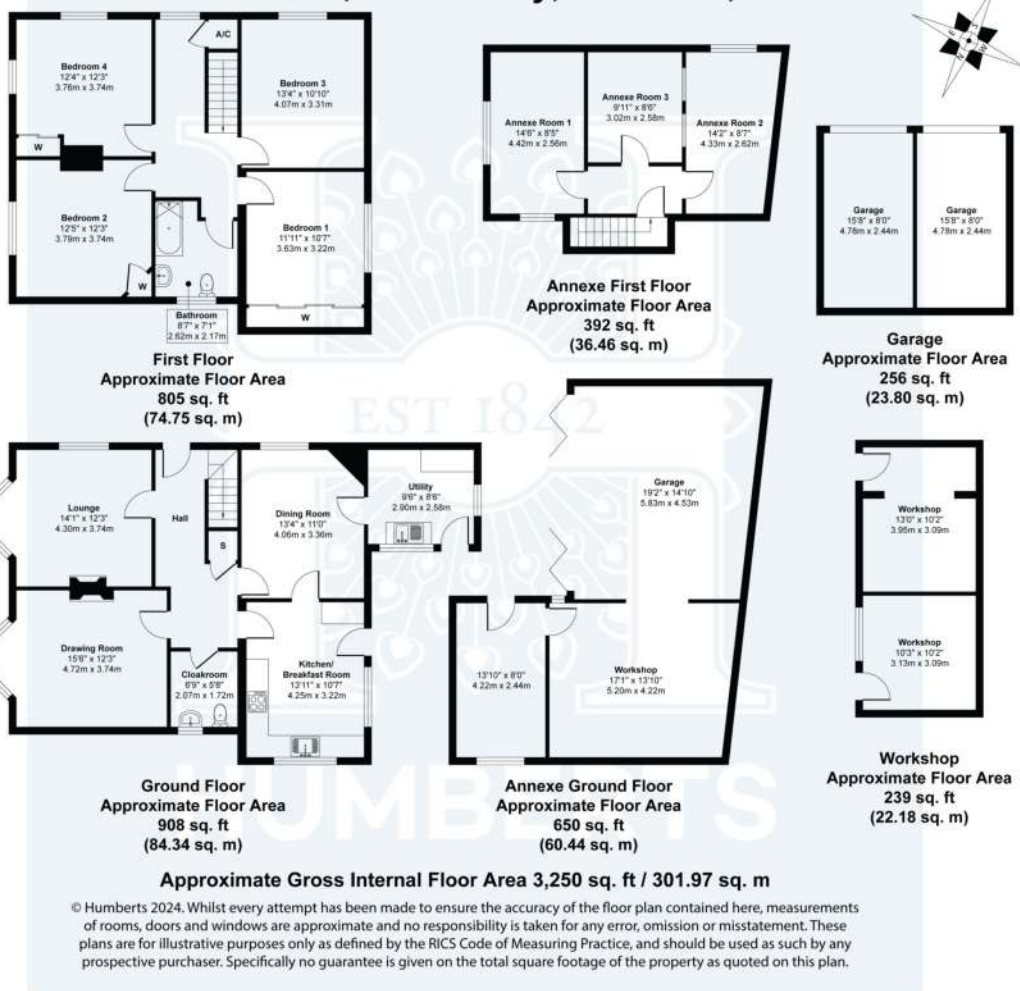
Other attractions include 'The Newt in Somerset' - a Georgian country estate offering beautiful countryside walks, a hotel and spa, farm shop, restaurants, and a home and garden shop. The fashionable town of Bruton is also close by and is home to Hauser & Wirth Somerset - a pioneering world-class art gallery.

There are excellent state schools in the area - Ansford Academy boasts outstanding exam grades - and independent schools include the Sherborne and Bruton schools, Millfield, Wells Cathedral, Hazelgrove and Port Regis. Castle Cary is a great location for commuters with a mainline railway station with a direct link to Paddington (90 min) situated on the edge of the town and the A303 trunk road within easy reach.





Ansford Road, Castle Cary, Somerset, BA7



DIRECTIONS

From High Street proceed up the hill and turn left into Ansford Road, where the property will be found a short distance along on the left-hand side.

SERVICES

Mains water, drainage and electricity. Gas-fired central heating.

LOCAL AUTHORITY

South Somerset District Council - Band E

ENERGY PERFORMANCE CERTIFICATE

Current Rating - E

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