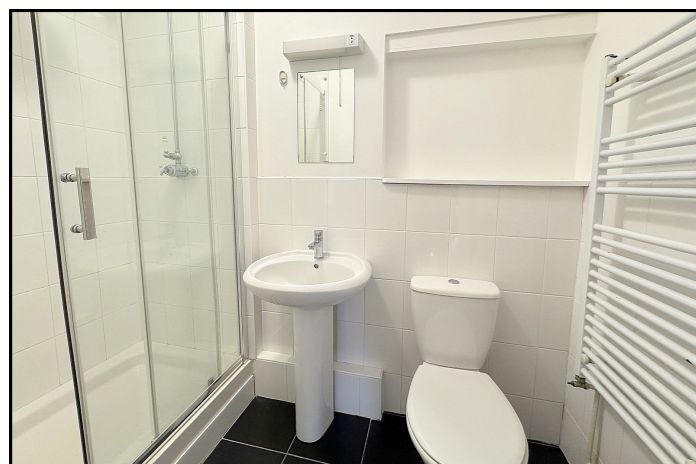


**STAFFORDSHIRE HOUSE  
CASTLE CARY  
BA7 7BH**



**£250,000**

- ◆ **ATTRACTIVE SEMI-DETACHED PERIOD TOWNHOUSE**
- ◆ **TOWN CENTRE LOCATION** ◆ **THREE BEDROOMS**
- ◆ **SITTING ROOM** ◆ **FITTED KITCHEN** ◆ **PERIOD FEATURES**
- ◆ **TWO SHOWER ROOMS** ◆ **NO FORWARD CHAIN**



**Important Note:** For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or misstatement in these particulars. Hambledon do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

# Staffordshire House, Lower Woodcock Street, Castle Cary, Somerset, BA7 7BH

Staffordshire House is an attractive period townhouse situated in the heart of Castle Cary, just a stone's throw from the Horsepond and the town centre amenities. Arranged over three floors, the property offers well-proportioned accommodation and a wealth of charming features, including sash windows, an elegant galleried landing, corniced ceilings, and a fanlight window above the main entrance door.

A solid wood front door opens into a welcoming entrance hall, complete with a staircase rising to the first floor and a useful understairs cupboard. To the left lies the sitting room, featuring a large sash window to the front aspect. An opening leads seamlessly into the adjoining kitchen, creating a sociable, open-plan layout ideal for modern living. The kitchen is fitted with an excellent range of matching units and ample work surfaces. A shower room completes the ground floor accommodation.

On the first floor, there are two bedrooms – one a generous double, the other a good-sized single – along with a further shower room. A second staircase leads to the top floor landing, which benefits from fitted cupboards and additional eaves storage. The third bedroom is full of character, boasting exposed timbers and far-reaching views over rooftops and countryside beyond.

There is no outdoor space and no parking with the property. However, the Millbrook public car park, offering free long-stay parking, is conveniently located nearby.

**LOCATION:** Castle Cary is an attractive and bustling market town characterised by period buildings constructed of the distinctive honey coloured stone for which the area is well known. There are many independent shops and boutiques and picture-perfect surrounding countryside. Dating back to 1855, The Market House remains the focal point of the town hosting a weekly market as well as regular events. The town is home to many independent businesses including shops and art galleries. Amenities include a nursery, a primary and a secondary school, a health centre, a dental practice, a library, a Post Office, a deli, various grocery stores, greengroceries, newsagents, chemists, public houses and tea shops. There are large supermarkets only a 15 minute drive away in the towns of Wincanton and Shepton Mallet. The newly opened 'The Newt in Somerset' just outside Castle Cary is home to beautiful countryside walks set in the grounds of a Georgian country estate. Within the estate are a hotel and spa, farm shop, restaurants and shop. Just a short drive away along with the fashionable town of Bruton, home to Hauser & Wirth Somerset, a pioneering world-class art gallery. The mainline railway situated on the edge of Castle Cary provides a direct line to Paddington and the A303 road link is a few miles south. There are excellent state schools in the area, and independent schools include the Sherborne and Bruton schools, Millfield, Wells Cathedral, Hazelgrove, Port Regis and St Mary's Shaftesbury.

### ACCOMMODATION IN DETAIL:

Timber front door with a fanlight window over to:

**ENTRANCE HALL:** Cupboard housing electric consumer unit, two wall light points, picture rail, coat hook and understairs cupboard.

**SITTING ROOM:** 12' x 11' Sash window to front aspect, radiator, fireplace with slate hearth, coved ceiling, exposed floorboards and opening to:

**KITCHEN:** 11'3" x 10'7" Inset 1/4 bowl single drainer stainless steel sink unit with cupboard below, further range of shaker style

wall, drawer and base units with work surface over, built-in oven with inset 4 burner hob above, hob extractor, space and plumbing for washing machine, dishwasher and tumble dryer, radiator, sash window to side aspect, tiled floor, space for tall fridge/freezer and cupboard housing gas boiler.

**SHOWER ROOM:** Shower enclosure, pedestal wash hand basin, low level WC, heated towel rail, tiled floor, extractor, fitted shelving and tiled to splash prone areas.

From the entrance hall stairs to first floor.

### FIRST FLOOR

**LANDING:** Two radiators, picture rail and sash window to front aspect.

**BEDROOM 1:** 11'9" x 10'10" Sash window to front aspect and fireplace recess ideal for display purposes.

**BEDROOM 2:** 11'1" x 10'8" (narrowing to 7') Sash window with hill top views and radiator.

**SHOWER ROOM:** Large shower enclosure, pedestal wash hand basin, low level WC, heated towel rail and tiled to splash prone areas.

From the landing stairs to second floor landing, large storage cupboard with additional storage in the eaves, radiator, velux window and door to:

**BEDROOM 3:** 15'6" x 10'5" (max) A characterful room with exposed timbers, display alcove, window to side aspect, velux window, radiator and eaves storage cupboard.

**SERVICES:** Mains water, electricity, drainage, gas central heating and telephone all subject to the usual utility regulations.

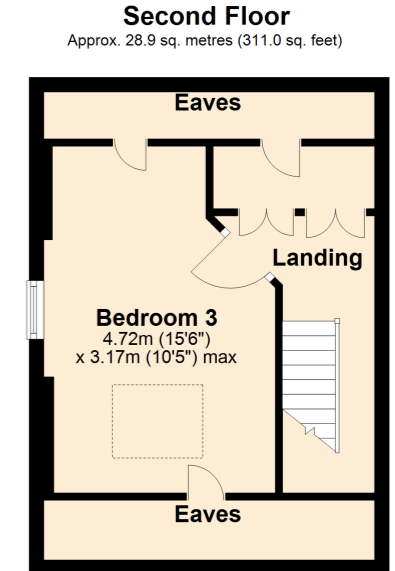
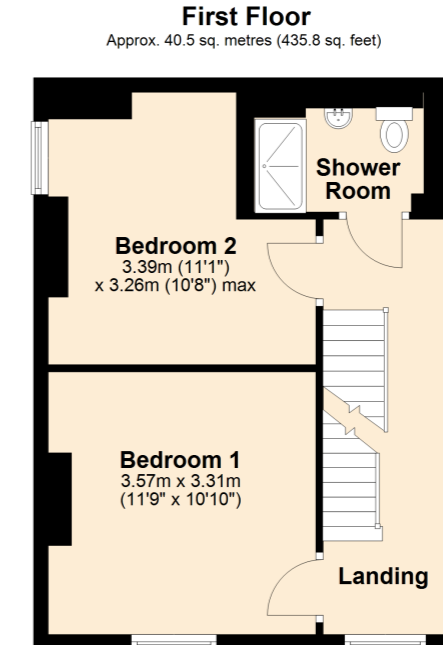
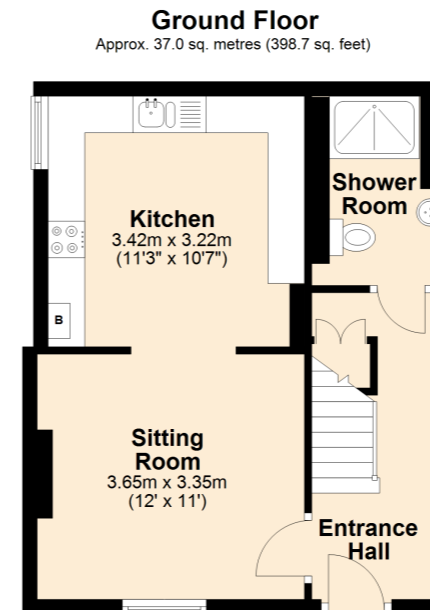
**TENURE:** Freehold

**COUNCIL TAX BAND:** C

**VIEWING:** Strictly by appointment through the agents.

**Important notice:** Hambledon Estate Agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings therefore room sizes should not be relied upon for carpets and furnishings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 106.4 sq. metres (1145.6 sq. feet)