



HAMBLEDON  
ESTATE AGENTS

KYLEMORE  
GALHAMPTON  
BA22 7AZ



£575,000

# Kylemore, Long Street, Galhampton, BA22 7AZ.

An impressive four bedroom detached house situated in the peaceful village of Galhampton, just a short drive from the vibrant market towns of Castle Cary and Bruton.

Tastefully modernised to a high standard, this attractive property offers space, comfort, and a lovely countryside outlook to the rear - ideal for growing families, those looking to downsize to a quieter pace of life, or anyone wishing for a well-connected rural setting.

The front door opens to a welcoming hallway that immediately sets the tone with warm wood effect vinyl plank flooring. To the right is the heart of the home, a large stylish kitchen/diner that flows seamlessly with space to cook, dine and entertain. Enjoying a triple-aspect, windows fill the room with natural light, and the refitted kitchen offers plenty of storage, marble effect slimline work top and space for a range style cooker. The adjoining utility/boot room provides outside access to both the garden and parking area.

The sitting room features an attractive fireplace with wood-burning stove providing a warm and cosy atmosphere. French doors lead directly onto a sheltered terrace topped with a pergola, ideal for relaxing or entertaining outdoors. Completing the ground floor accommodation is a modern shower room.

Upstairs, there are four bedrooms, all comfortable double rooms. Two of which have built-in wardrobes, and the two rear bedrooms take in delightful countryside views. There is a beautifully redesigned family shower room with a large shower enclosure.

**Outside** A tarmac driveway provides generous off road parking in front of the double garage. The front garden enjoys good privacy thanks to the thick hedgerows along the boundary and a beautiful flowering Magnolia tree. The garage has an up-and-over door, and two personal doors, one of which gives access to the rear garden. This is a particular feature, with plenty of space for children to play and keen gardeners to enjoy. French doors from the sitting room open to a sheltered seating area taking in the lovely garden aspect, this is an ideal spot for al fresco dining. The garden is predominantly laid to lawn, interspersed with flourishing borders, rose beds and shrubbery, providing interest and colour throughout the year. There is an additional seating area at the rear of the garden ideal for taking in the late afternoon sun.

The double garage includes a workshop area, ideal for hobbies or additional storage. Solar panels are fitted to the garage and main roof providing energy-conscious living. A Tesla Powerwall is available by separate negotiation. There is also the benefit of an EV charging point.

## Location

The property is situated in the heart of Galhampton offering easy access to Castle Cary, Wells and Bruton. This lovely Somerset village has a thriving and active community. The village hall offers plenty of events including film nights, coffee mornings, yoga, line dancing and short mat bowling. There is an active Church and popular Village Inn. Also close to hand, is the Galhampton Country Store with café.

Close by is the idyllic market town of Castle Cary which lies on the edge of rolling countryside and offers a market on Tuesdays, a library and good local amenities. The town boasts many public houses including The George Hotel and The White Hart along with the newly opened Lazy Lobster restaurant. Castle Cary is home to The Newt - "one of the most exceptional country house hotels Britain has seen" according to the Telegraph. Close by is the popular historic town of Bruton which has an array of excellent restaurants along its High Street, including 'At the Chapel', 'The Old Pharmacy', 'Briar', and 'The Blue Ball'. On the town's outskirts, the renowned Hauser & Wirth Gallery hosts 'The Roth Bar' and the newly opened 'Da Costa', an Italian restaurant.

The mainline station is Castle Cary (London Paddington) with The Creamery trackside restaurant and farm shop owned by the Newt celebrating a primary gateway to Somerset. Whilst the A303/M3/M4 provide fast access to London and the Southwest Bristol Airport. There are bus routes to Bristol and Bath with stops within walking distance from the property.

**SERVICES:** Mains water, electricity, drainage, oil fired central heating and solar panels.

**COUNCIL TAX BAND:** E

**EPC:** D Since the EPC was carried out solar panels have been installed.

**TENURE:** Freehold

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

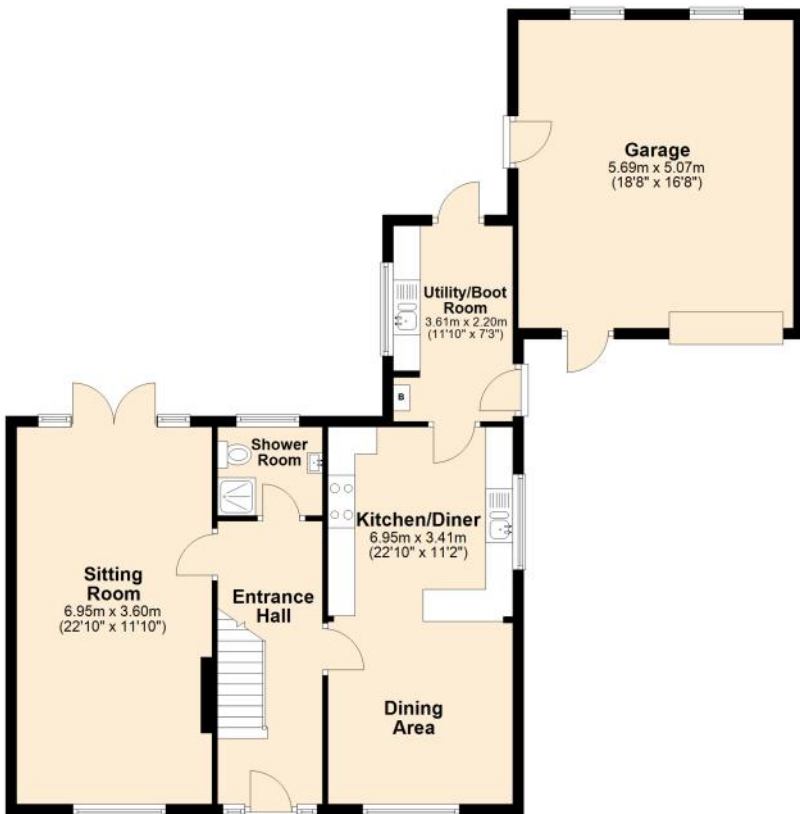
**IMPORTANT NOTICE** For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide and they must not be relied upon as statements of fact. We have not carried out a detailed survey, or tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.





### Ground Floor

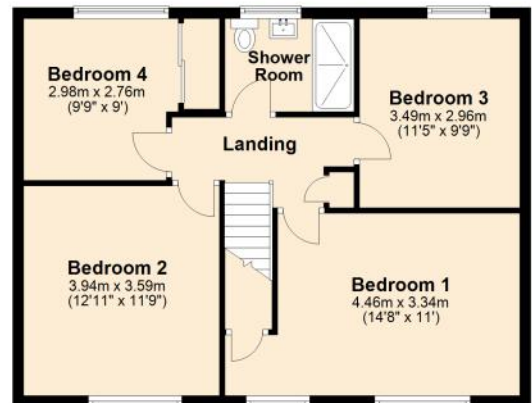
Approx. 100.8 sq. metres (1085.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

### First Floor

Approx. 63.7 sq. metres (686.1 sq. feet)



Total area: approx. 164.6 sq. metres (1771.3 sq. feet)





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