



 3  2  1 EPC E

£299,995 Freehold

4 Grove Mead
Castle Cary
BA7 7NH

COOPER
AND
TANNER



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Description

An opportunity to purchase a former farm workers house located on the outskirts of Castle Cary with superb rural views of open countryside to the rear and towards The Newt. This property is being marketed for the first time in over 60 years and over recent years has been the subject to modernisation and updating but still offers the potential of further expansion subject to the necessary planning permissions. There is a detached double garage, ample driveway parking and good sized gardens to the front and rear. In brief the accommodation comprises entrance porch leading into the inner hall with staircase rising to the first floor, storage cupboard and a downstairs WC, dual aspect sitting room with inset wood burning stove, updated kitchen/breakfast room with black granite worktops over and integrated double oven, induction hob, dishwasher, fridge and extractor fan. French doors from here lead onto the paved terrace. There is a small utility area with space for washing machine and tumble dryer and a dining room with plenty of built in storage. To the first floor there are three bedrooms, all enjoying views of open countryside and a family bathroom with underfloor heating.

Outside

The property is approached over a gravelled track leading to the detached double garage with one electric up and over door, ample parking area and front gardens. A pathway from the parking area leads to the front door. Side access via a wooden gate leads

to the rear garden. The good sized enclosed rear garden is encompassed by hedging and is predominantly laid to lawn with a selection of trees and bushes. There is a large paved terrace running the width of the property.

Location

Castle Cary is a small market town set in unspoilt countryside. It has many independent businesses including shops, boutiques and galleries. Amenities include Nursery, Primary and Secondary schools, Health Centre, Dental Practice, Library, Post Office, Delicatessens, Grocery Stores, Greengrocery, Newsagent, Chemist, Pubs and Tea shops. There are large supermarkets a 15 minute drive away and the towns of Wincanton and Shepton Mallet are close by. The cities of Bath, Bristol, Salisbury and Wells are all within easy driving distance. On the edge of Castle Cary is the railway station with its direct line to London and the A303 is a few miles south.

Directions

From our office, proceed back into the High Street and into North Street until reaching the A371. Turn right up the hill, passing Ashridge Trees on the right and the property will be found after a short distance on the left hand side being identifiable by our for sale board.

AS REF: 16529 JUNE 2020

Local Information Castle Cary

Local Council: South Somerset District Council

Council Tax Band: B

Heating: Electric heating

Services: Private Drainage, Private Water and Electricity

Tenure: Freehold



Motorway Links

- A303/M3
- M5



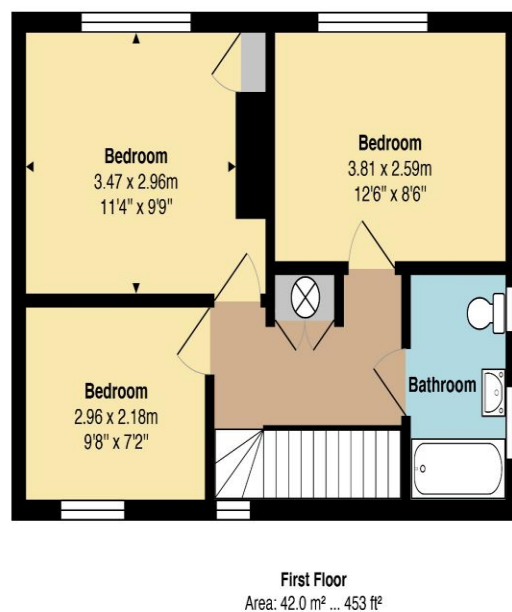
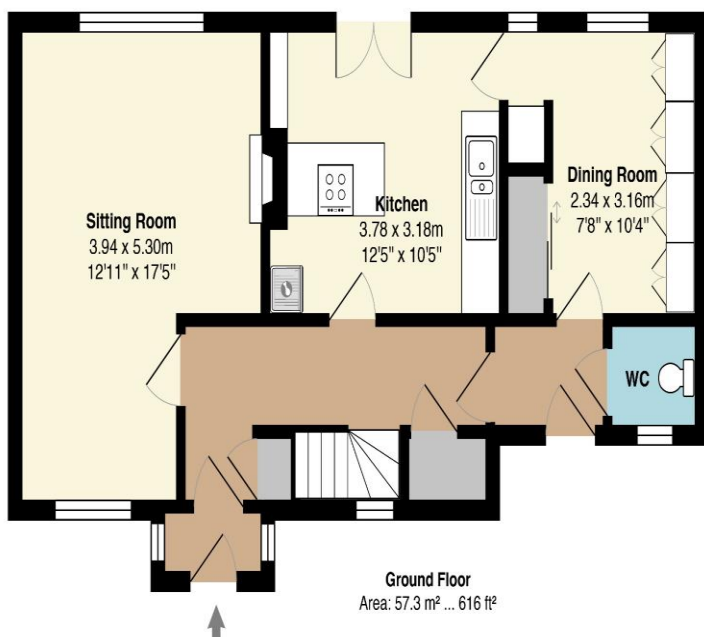
Train Links

- Castle Cary
- Bruton

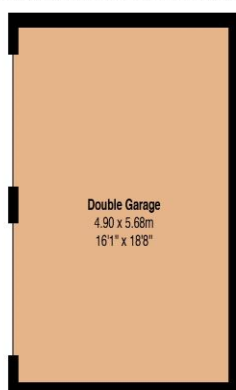


Nearest Schools

- Ansford & Castle Cary
- Bruton



(position and scale not correct to main building)



4 Grove Mead, Castle Cary



Approximate gross internal floor area of main building - 99.3 m² / 1,069 ft²

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All room measurements are maximum dimensions unless otherwise stated.

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

