



The Barn House, Woolston, North Cadbury BA22 7BL

£775,000 Freehold

COOPER  
AND  
TANNER



# The Barn House, Woolston North Cadbury BA22 7BL

 4  4  4 EPC F

£775,000 Freehold

## Description

A delightful detached barn conversion situated in a rural location with wonderful views across neighbouring farmland and mature well stocked gardens, offering spacious, flexible and versatile accommodation across 2 floors to provide a wonderful family home.

The Barn House is constructed of natural stone walls under a clay tiled roof and originally dates back to the 1780's and was converted in 1994, retaining its character and charm throughout with exposed ceiling beams and wooden floors.

In brief the accommodation offers adaptable living currently arranged as follows; the main entrance to the first floor comprises a canopy porch with superb wooden door into the main lobby with stairs rising to the hallway with door leading off to a bathroom with a roll top bath, door leading to snug/office, door leading to kitchen/dining room and stairs leading down to the ground floor.

The kitchen/dining room with a range of wall and base units with integrated oven, hob, fridge/freezer and dishwasher, pantry and bespoke wooden corner seating area and steps up into bedroom 1 with exposed beams and floorboards with extensive fitted storage to either side, walk in wardrobe and en-suite shower room.

To the right of the hallway, a door leads into a snug/office with steps down to the sitting room, being dual aspect and having a large feature fireplace with multi burning stove and further steps down into a further bedroom. From here there is a door leading to the original exposed stone stairs to the front garden.

From the hallway, stairs lead down to the ground floor where there is a long hallway running across the back of the property with door leading to the garden. On the ground floor is bedroom 2 with fitted wardrobes and an en-suite bathroom, a further kitchen comprising fitted wall and base units and pantry with plumbing for washing machine and dishwasher. Further doors lead off the hallway to, what is currently used as, a dining room with built in storage and a separate living room with further built-in storage. A Guest wing comprises bedroom 3 with fitted wardrobes and separate bathroom.

This property must be viewed to fully appreciate what this property has to offer.









## Outside

Approached over a driveway, which two neighbouring properties have access over, leading to a five-bar gate onto an inner private drive with ample parking area, turning circles with mature apple trees leading to the detached double garage, workshop and bin/wood store. To the left-hand side of the driveway is a mature walled rose garden with wooden pergola over a seating area, further seating area with pond to the upper tier overlooking the farmland views. There is a large kitchen garden with greenhouse, ideal for growing vegetables and is enclosed by hedging. The main gardens are predominantly laid to lawn with mature flowerbeds and borders with well stocked perennials, plants and shrubs. The detached double garage has twin up and over doors with lighting.

## Location

The hamlet of Woolston is a short distance from the village of North Cadbury and situated between Castle Cary and Yeovil with access to the A303. The village has a primary school, historic parish church, country inn and village hall. Castle Cary (3miles) 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 Castle Cary, proceed on the A359 towards Sparkford. Turn left signposted North Cadbury and continue until reaching the village. Proceed through the village passing the primary school on the left and turn left just after the Cat Ash public house signposted Woolston. Continue along this road for approximately 1 mile until reaching Woolston. The driveway to the property will be found on the right, a short distance after the turning to the left. Follow the drive until reaching the property.



## Local Information Woolston

**Local Council:** South Somerset District Council

**Council Tax Band:** G

**Heating:** Oil fired central heating

**Services:** Private drainage, Mains Water and Electricity

**Tenure:** Freehold



### Motorway Links

- A303/M3
- M5



### Train Links

- Castle Cary
- Templecombe



### Nearest Schools

- North Cadbury
- Castle Cary

For identification only - Not to scale

Total = 4068 sq ft / 378 sq m

Outbuildings = 909 sq ft / 84.4 sq m

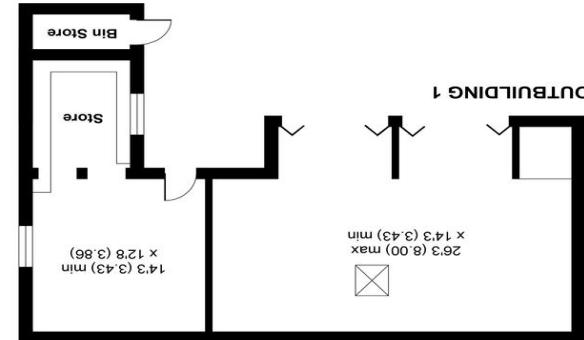
Limited Use Area(s) = 133 sq ft / 12.4 sq m

Approximate Area = 3026 sq ft / 281 sq m

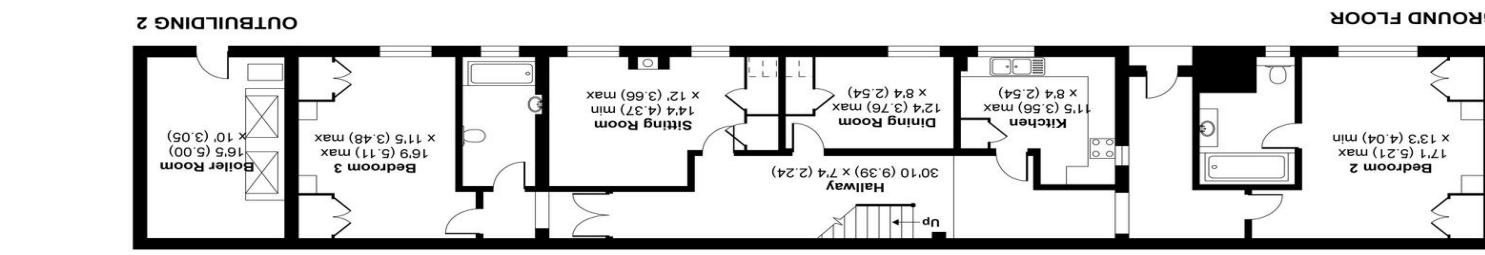
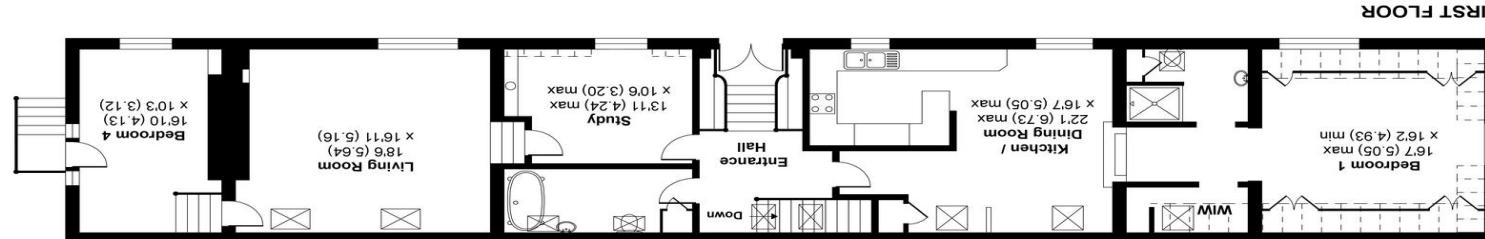
Approximate Area = 3026 sq ft / 281 sq m

Denotes restricted head height

Denotes restricted head height



Woolston, North Cadbury, Yeovil, BA22



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nildhecom 2021. Produced for Cooper and Tanner. REF: 704536

caslecarry@cooperandtanner.co.uk

Regent House, Fore Street, Castle Cary BA7 7BG

Telephone 01963 350327

CASTLE CARRY OFFICE

COOPER  
AND  
TANNER



All descriptions, dimensions, references to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any constitutes part of, or offer or contract. 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.