



North Street

Wincanton • Somerset • BA9 9AX


KingsLand
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Elegant Sitting Room and Dining Room



■ DESCRIPTION

An impressive Grade II Listed town house situated within easy reach of the town centre amenities. This magnificent property enjoys a wealth of charm and character throughout the generous living accommodation. The sitting room is a particular feature with elegance and high ceilings and feature fireplace. The dining room has a warm and homely feel with a handsome inglenook fireplace and a wide opening leading through to a large kitchen/breakfast room fitted with an extensive range of stylish units. From the kitchen a door opens to the study, utility room and large conservatory which also gives access to a versatile studio with en-suite shower room. Upstairs there are three good size bedrooms, family bathroom and a staircase giving access to a useful attic room. There is also the benefit of off-road parking and a delightful mature garden with various seating areas all enclosed by a high wall.

■ ACCOMMODATION

■ **ENTRANCE VESTIBULE** Opening to the inner hallway and door to a side hall leading to the utility room.

■ **INNER HALLWAY** Generous size understairs storage cupboard, further cupboard housing hot water tank, radiator.

■ **DINING ROOM** A spacious room with character featuring an attractive inglenook fireplace, radiator, downlighters, steps leading through to the kitchen and door to:

■ **SITTING ROOM** Light and airy elegant room with a high ceiling, attractive fireplace with gas wood burner, fireside alcoves with fitted shelving and cupboards, further fitted display cupboard, two radiators, telephone point, two wall light points and two double glazed sash windows with fitted shutters overlooking the front aspect.





■ **KITCHEN/BREAKFAST ROOM** A contemporary room comprising inset 1¼ bowl single drainer sink unit with cupboard below, further range of white fronted shaker style wall drawer and base units with working surface over, Rayburn range cooker, two ring induction hob, integrated dishwasher, built-in combination microwave oven, radiator, downlighters, two double glazed windows to rear aspect, double glazed stable door to rear garden, and door to:

■ **STUDY** Fitted desk with wall cupboard storage units above, wall light point, radiator, telephone point, door to conservatory and opening to:

■ **UTILITY ROOM** Space and plumbing for washing machine and tumble dryer, single drainer stainless steel sink unit, range of wall and base units window to side aspect, oil fired central heating boiler, cupboard housing consumer unit and fitted shelf.

■ **CONSERVATORY** A fantastic addition to the house with double glazed windows and double glazed French doors leading out to the terrace area ideal for outside entertaining and a further door giving access to the rear garden and door to:

■ **STUDIO** A multi-functional room with window to side aspect and door to:



FEATURES

- Impressive Grade II Listed Town House
- A Wealth of Charm and Period Features
- Charming Good Size Sitting Room with Attractive Fireplace
- Characterful Dining Room with Inglenook Fireplace
- Modern Spacious Kitchen/Breakfast Room
- Study Area and Studio
- Three Double Bedrooms
- Off Road Parking





■ **SHOWER ROOM** Shower cubicle, low level WC, pedestal wash hand basin, fully tiled walls and obscured glazed window to rear aspect.

From the inner hallway stairs to first floor.

FIRST FLOOR

■ **LANDING** Window to rear aspect, radiator and door to stairs leading to attic room.

■ **ATTIC ROOM** Useful storage room with feature exposed beams, limited headspace as situated within the eaves of the house.

■ **BEDROOM 1** Spacious room with a high ceiling, radiator, telephone point, double glazed sash window with fitted shutters to the front aspect.

■ **BEDROOM 2** Wall to wall fitted wardrobes, radiator, wall light point and two Velux windows

■ **BEDROOM 3** Double glazed sash window fitted with shutters to front aspect and built-in wardrobe, radiator.

■ **BATHROOM** Shaped panel enclosed bath with shower over, vanity wash hand basin unit with storage cupboards below, fully tiled walls and floor, heated towel rail and obscure double glazed window to the side aspect.

■ **SEPARATE WC** Low level WC, hand wash basin and window to front aspect.

OUTSIDE

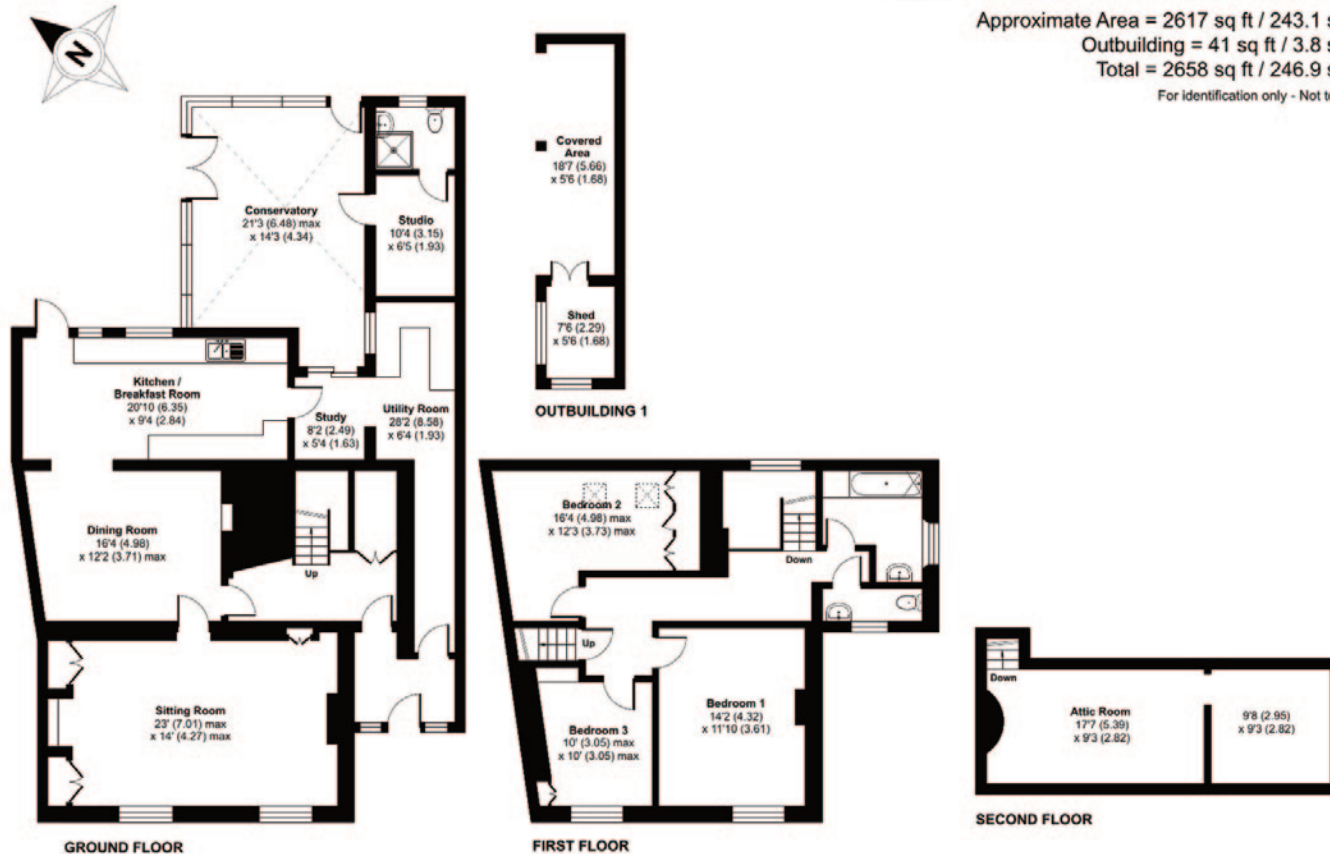
■ **FRONT GARDEN** To the front there is off road parking with steps up to the front garden with shaped box hedging.



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FLOOR PLANS



North Street, Wincanton, BA9

Approximate Area = 2617 sq ft / 243.1 sq m

Outbuilding = 41 sq ft / 3.8 sq m

Total = 2658 sq ft / 246.9 sq m


For identification only - Not to scale

FOR CLARIFICATION

We wish to inform you 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 are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishing.

Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically itemised within these particulars.

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2023. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 979443

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Charming Private Rear Sunny Garden

■ **REAR GARDEN** Delightful private garden, which is a particular feature of the property, with a paved terrace leading to a lawned area with established trees and shrubs and well stocked flower borders, all enclosed by a high wall. There are a number of pleasant seating areas including a large lean-to and access to a useful timber shed, useful outside water tap. To the rear of the garden there is a pergola and second garden shed.

■ **LOCATION** Wincanton is a small Somerset town lying just north of the A303 and offers a range of day-to-day facilities including doctors' surgery, post office, library, schools, independent shops and two supermarkets. It is approximately six miles from the main-line railway stations at Gillingham and Templecombe with services to London, Waterloo and Exeter. A few miles to the north are Castle Cary and Bruton, which are on the London Paddington line and the much-improved A303 which links with the M3 is literally minutes away and provides east-west road travel. Wincanton is a typical Somerset town close to many delightful villages and places of interest such as the Abbey town of Sherborne, the Cathedral City of Salisbury and the ancient hilltop town of Shaftesbury. The larger town of Yeovil is approximately 15 miles distance.

■ **SERVICES** Mains Water, electricity, mains drainage, gas central heating and telephone all subject to the usual utility regulations.

■ **CAUTION** NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

■ **COUNCIL TAX BAND** D

■ **TENURE** Freehold

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



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