

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



THE CIDER HOUSE, WOOLSTON, BA22 7BP







## **THE CIDER HOUSE, WOOLSTON, YEOVIL BA22 7BP**

A charming four bedroom barn conversion set in beautiful gardens in this quiet hamlet between Castle Cary and Sherborne.

The Cider House has characterful accommodation including a porch, reception hall, sitting room, kitchen breakfast room, utility, dining/reception room/5th bedroom, ground floor shower room, four first-floor bedrooms, one en-suite to the master and a family bathroom.

Outside there are expansive grounds with a gated driveway leading up to a large parking area in front of the double carport with adjoining garage. The gardens are well-established and amount to approximately 0.75 acres.

### **Accommodation**

The property was converted in the late 1990s and has since been a well-loved family home. The property has local Hadspen stone elevations under a tiled roof and is full of charm and character.

At the front of the property there is a stone porch with room to take off mucky boots and hang coats. An inner door opens into the welcoming reception hall. The main living rooms lead off the hall and on the right-hand side is the principal sitting room, added as part of the conversion. This is a lovely light and airy living space with a high vaulted ceiling, Velux windows and french doors leading out to the garden. There is an imposing brick fireplace with beautiful oak mantel above plus an inset wood-effect gas stove and bread oven within. Adding to the character there is an exposed brick archway at the entrance to the room.

The kitchen breakfast room is well-arranged in an L-shape with plenty of units and worktop space as well as both an oil-fired Aga and a separate hob and oven. Also within the units there is an integrated fridge and dishwasher. The clay tiled floor spans the room and there is ample room for a large dining table in the dining area which enjoys a view up to the garden. Adjoining the kitchen there is a utility room housing the boiler and a Butlers sink with room for a full-height fridge and freezer.









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The dining room is a well-proportioned room with a view out to the rear courtyard, storage cupboards, and a recently installed shower room next door which could make this an ideal 5th bedroom if required, especially helpful for a buyer with limited mobility. The shower room is well appointed having a walk in shower, a basin, and w/c.

The staircase rises to a spacious first-floor landing currently including a study area. There are four first-floor bedrooms, three of which are doubles, all enjoying built-in storage and exposed timber beams. The master bedroom is generously proportioned and includes a dressing area with built-in wardrobes and an en-suite bathroom with a shower above the bath, basin and w/c. The family bathroom is adjacent and has a bath, separate shower, basin and w/c.

### Outside

From the quiet country lane a gated gravel driveway leads down to a large parking area in front of the double carport and garage. The garage has an up and over door which is ideal for securing a car or garden machinery. The carport and garage both have the provision of lighting and electricity.

Immediately outside the house there is a sheltered and completely private seating terrace which is ideal for alfresco dining. Surrounding the terrace there is an array of mature shrubbery adding to the privacy and appeal of the outlook. The rest of the grounds are lawned with interspersing, well established trees including many fruit and other native varieties. The grounds are bounded by mixed hedgerows and in total they expand to around 0.75 acres.

### Services

Mains water and electricity. Private drainage. Oil-fired central heating. Calor gas fire in the sitting room.









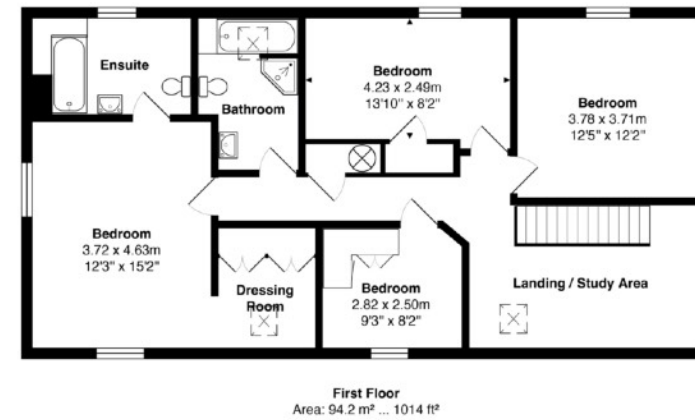
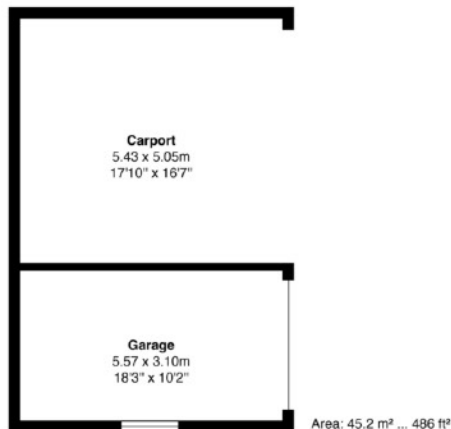
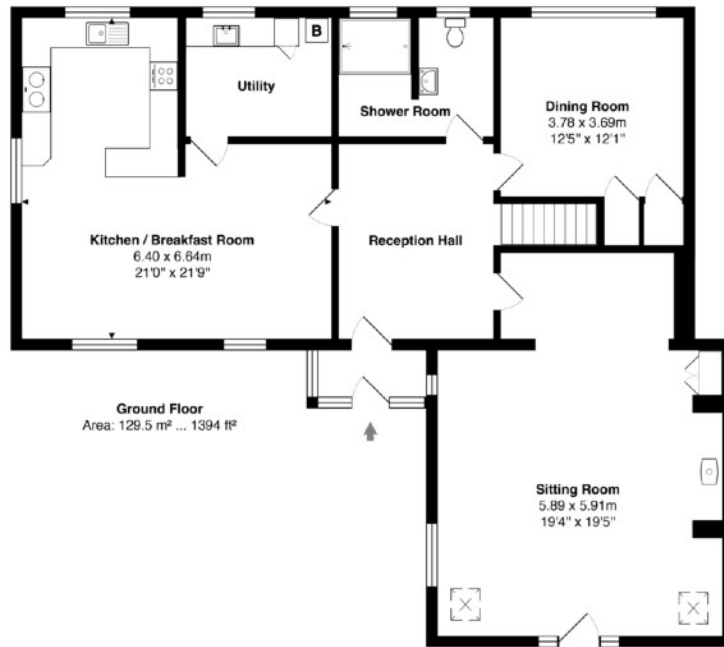
Energy Performance Rating: E

Council Tax Band: F

**Agents Note**

The property water damaged in May 2023 and remedial works have been completed. Further preventative measures are progressing and quotes have been obtained.





## The Cider House, Woolston



Approximate gross internal floor area of main building - 223.7 m<sup>2</sup> / 2,408 ft<sup>2</sup>

**IMPORTANT NOTICE** - Roderick Thomas, their clients and any joint 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. 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 or otherwise.

**VIEWINGS** - interested parties are advised to check availability and current situation prior to travelling to see any property.

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