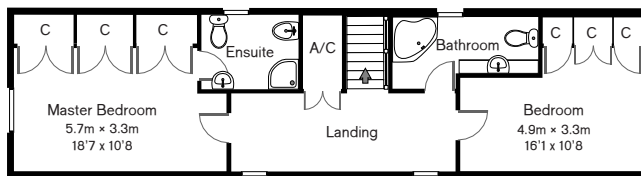


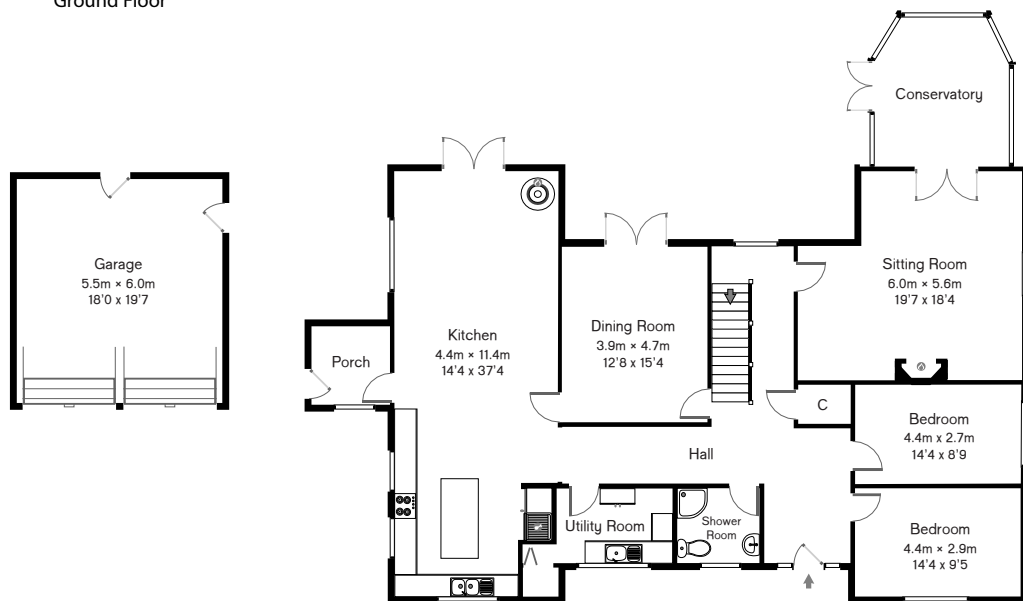


OLD ORCHARD, NORTH BARROW, YEOVIL, BA22 7LZ



First Floor

Ground Floor



Approximate gross internal floor area - 230 sq.m / 2,476 sq.ft (excluding external garage)

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.

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.

DIRECTIONS

From Castle Cary proceed on the one way system on to South Street then join the A359 towards Sparkford and Yeovil. Just after Galhampton, take the next turning right signposted North Barrow. Continue through the village and the property will be found on the left just before the Village Hall, indicated by the 'For Sale' board.

Energy Performance Certificate			
Old Orchard, North Barrow, YEOVIL, BA22 7LZ		Reference number: 7828-8029-2212-2614-1914	
Building type: Detached house	Date of assessment: 30 December 2014	Type of assessment: RDSAP existing dwelling	Final floor area: 236 m ²
See this document for: <ul style="list-style-type: none"> Compare current ratings of properties to see which properties are more energy efficient Find out how you can save energy and money by making recommended measures 			
Estimated energy costs of dwelling for 3 years:			£ 5,532
Over 3 years you could save:			£ 1,521
Estimated energy costs of this home			
Category	Current costs	Potential costs	Potential future savings
Lighting	£ 221 over 3 years	£ 207 over 3 years	£ 14 over 3 years
Heating	£ 4,437 over 3 years	£ 3,880 over 3 years	£ 557 over 3 years
Hot Water	£ 774 over 3 years	£ 592 over 3 years	£ 182 over 3 years
Totals	£ 5,432	£ 4,679	£ 753
These figures show how much the average household would spend on this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by renewable sources.			
Energy Efficiency Rating			
The graph shows the current energy efficiency of your home.			
The higher the rating the lower your fuel bills are likely to be.			
The potential rating shows the effect of undertaking the recommendations on page 3.			
The average energy efficiency rating for a dwelling in England and Wales is band D rating (65).			
Top actions you can take to save money and make your home more efficient			
Recommended measure	Indicative cost	Typical savings over 3 years	Available with Green Deal
4 Floor insulation (part floor)	£4,000 - £5,000	£ 189	Yes
5 Heating controls (room thermostat)	£ 100 - £ 200	£ 187	Yes
6 Replace boiler with new condensing boiler	£3,200 - £3,000	£ 515	Yes
See page 9 for a full list of recommendations for this property.			
To get a free quote about the recommended measures and other advice you need to know, call Roderick Thomas on 01275 333113 or visit our website at www.rtd.co.uk . The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.			

**OLD ORCHARD
NORTH BARROW, YEOVIL, BA22 7LZ**

Old Orchard is a spacious detached family home set in an enviable position in the sought after and popular village of North Barrow. The immaculately presented property lies on the edge of the village in an elevated position and offers spacious accommodation with well tended gardens.

Entrance Hall, Sitting Room, Dining Room, Conservatory, Kitchen/Breakfast/Living Room, Utility Room, Boot Room, Master Bedroom with En Suite Shower Room, Three Further Double Bedrooms, Family Bathroom and Shower Room. Pretty Gardens, Double Garage and Plenty of Parking.



OUTSIDE

Approached from the quiet village lane, a private gravelled driveway leads to the parking area and DOUBLE GARAGE with power and light. To the front of the property is a lawn area bordered by mature hedging.

Gravelled and paved pathways lead to the rear of the property which is mainly laid to lawn with well tended flowerbed borders. The doors from the Conservatory and Dining Room open to a patio area, ideal for alfresco dining and enjoying the views to fields. To one side are vegetable plots and a small orchard area with apple trees.

About the area

North Barrow is a small village rather tucked away in rolling unspoilt countryside, yet having excellent access to many towns and locations. Castle Cary, the nearest town, is characterised by period buildings constructed of the distinctive honey coloured stone for which the area is well known. It remains a delightful small market town with a number of traditional shops and boutiques within the Conservation Area in which a policy of strict planning control operates to prevent inappropriate development. These shops cater for most everyday needs whilst Shaftesbury, Glastonbury, Street, Wells, Frome, Wincanton, Sherborne and Yeovil are all close by and Salisbury, Taunton, Bath and Bristol are in easy driving distance. On the outskirts of Castle Cary is the railway station with its direct line to Paddington. Templecombe station is 11 miles south with its direct line to Waterloo. The A303 road link s just over 3 miles south There are excellent state and independent schools in the area including a number of village primary schools, Millfield, the Sherborne and Bruton schools, Wells Cathedral, Hazelgrove, Port Regis and St. Mary's Shaftesbury. On the sporting side there are several golf courses nearby, various equestrian activities including hunting with the Blackmore Vale and Sparkford Foxhounds, racing at Wincanton and Bath, plenty of local shooting (including syndicates) and lots of other societies and clubs for a huge cross section of activities.







Built in 2001, Old Orchard offers flexible accommodation and efficient living with productive solar panels which more than cover the property's electricity costs.

A glazed front door with side panels opens to the spacious ENTRANCE HALL with solid Oak flooring, useful storage cupboard and stairs rising. The SITTING ROOM has a window to the side and an open fireplace set on a stone hearth with stone surround. Double doors open to the CONSERVATORY which enjoys views to the rear garden and field beyond, tiled flooring and double doors to the patio. The DINING ROOM has double doors to the rear garden and to the Kitchen. Solid Oak flooring. The KITCHEN/BREAKFAST/LIVING ROOM is a very generous room. To one end is an excellent range of wall and base units with solid wood work surfaces, integral induction four ring hob, eye level double oven, dishwasher, fridge freezer and

contemporary one and half bowl sink unit. The Kitchen island has a granite work surface and cupboards below. To the other end, double doors open to the rear garden, and a contemporary wood burning stove sits on a glass hearth. Plenty of room for large kitchen table and sofas. Door to BOOT ROOM with space for boots and coats, and door to outside. The UTILITY ROOM has a further range of wall and base units with laminate work surface, stainless steel sink and space and plumbing for washing machine and tumble dryer.

Returning to the Hallway, doors opens to TWO DOUBLE BEDROOMS with windows giving an attractive outlook, and FAMILY SHOWER ROOM with white suite comprising shower cubicle, basin set within a vanity unit and WC. Tiling to walls and floors and obscure window to the front.

FIRST FLOOR

Stair rise to a spacious and light LANDING with access to generous Airing Cupboard. The MASTER BEDROOM has a good range of built in wardrobes with hanging rail and window to the side. The EN SUITE SHOWER ROOM has a white suite comprising shower cubicle, basin with cupboard below, bidet and WC. Tiling to walls and floor and velux window. The GUEST BEDROOM has a window to the side and a good range of built in wardrobes. The FAMILY BATHROOM has a corner panelled bath, basin and WC. Tiling to walls and floor and velux window.

