



Byre Cottage



Byre Cottage Woolston

North Cadbury, Yeovil, Somerset BA22 7BP

North Cadbury 1 mile. Sparkford/A303 4 miles. Castle Cary/Train Station 5 miles. Yeovil 12 miles.

A most charming single storey stone built barn conversion, offered with two bedrooms and situated in a rural, yet accessible village. The property needs updating and is offered with vacant possession.

- Character Barn Conversion
- Single Storey Accommodation
- Two Bedrooms
- Single Garage
- Enclosed Rear Garden
- Countryside Views
- Modernisation Required
- Vacant Possession

Offers In Excess Of £250,000

DESCRIPTION

Byre Cottage comprises a well appointed and individually designed single storey barn conversion, constructed principally of stone with brick quoins and set beneath a tiled roof. It benefits from oil fired central heating with timber framed double glazed windows. Attached single garage, parking and enclosed rear garden. The property would benefit from some upgrading, making this an ideal project.

LOCATION

The property is situated in the pretty hamlet of Woolston surrounded by rural countryside yet convenient to the A303. North Cadbury is just 1 mile away and offers local facilities including a primary school, village hall, church, public house and well stocked local shop. The vibrant market town of Castle Cary has a wider range of everyday amenities, including a health centre, dentist, library, post office and churches, as well as high quality shops. Communications in the area are good, Castle Cary railway station has a direct line to London Paddington and the A303 trunk road can be joined at Sparkford. Bristol International Airport is easily accessible.

There are a number of state and independent schools in the area, including Castle Cary Primary School and Ansford Community School. Nearby Bruton offers independent day and boarding at Sunnyside Girls School, Hugh Sexey's and Kings. Also Hazelgrove at Sparkford and Millfield at Street.



ACCOMMODATION

A wooden canopy porch with tiled roof gives shelter to the solid wood entrance door with diamond shaped window leading into the entrance hall with internal doors to all of the rooms. The sitting room is a particular feature of the property with exposed beams, central brick and rendered open fireplace with hearth. The room has a neutral colour and three windows allowing natural light through. The kitchen is situated to the rear of the property with views across the rear garden and fields beyond. It is fitted with a range of wooden fronted wall and based units along with drawers and worktop surrounds. Integrated electric oven and hob, 1 ½ bowl sink with drainer and mixer tap, part tiled walls and tiled floor. External door leads to the rear garden. The shower room comprises a large shower cubicle with electric shower inset and part tiled walls, pedestal wash hand basin and close coupled WC, opaque window and tiled floor. Bedroom 1 is currently dressed as a dining room and is also situated to the rear of the property with garden views. Attractive natural wood beams and built in wardrobe. Bedroom 2 has two front aspect windows.

OUTSIDE

The property is approached over a gravelled driveway providing parking and access to the attached single garage. Double timber gates open to the garage/workshop. There is a small planting area directly along the front of the property.

The mature rear garden is enclosed with laurel hedging and trellis fencing, personal double doors back into the garage. Outside light. Stocked with a variety of trees including ornamental cherry tree which has lovely blossom in the summer. shrubs and borders. Mainly laid to lawn with attractive views across adjoining farmland and beyond.

SERVICES

Mains Electricity and Water. Ceptic tank drainage system. Oil fired central heating to radiators.

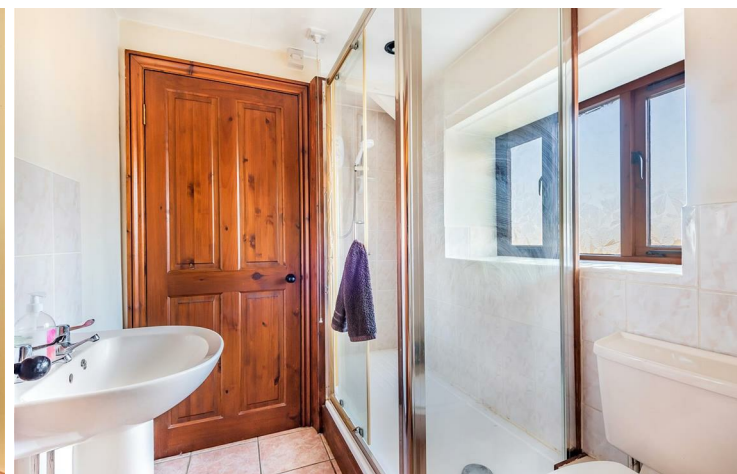
VIEWINGS

Strictly by appointment through the vendor's selling agents, Stags Yeovil Office.

Tel: 01935 475000

DIRECTIONS

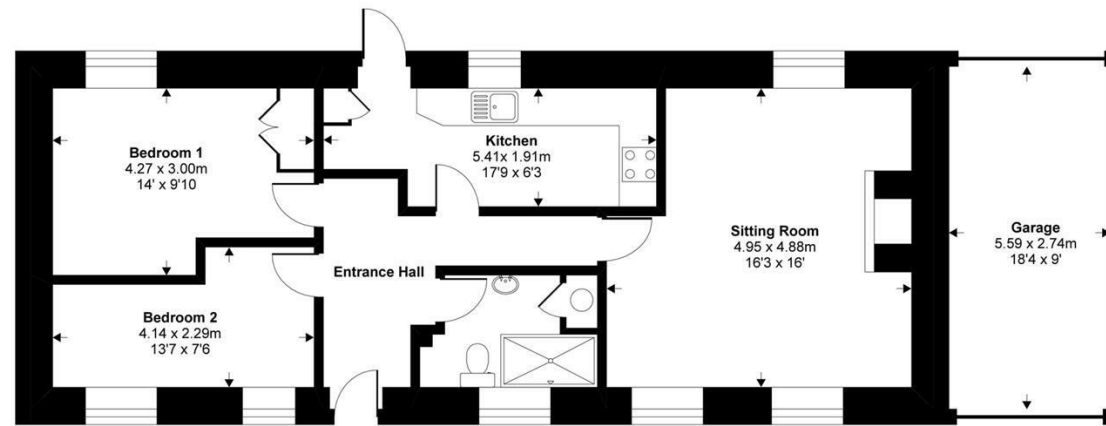
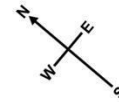
From the hospital roundabout in the centre of Yeovil take the exit signposted Kingston/A37. At the college roundabout take the 3rd exit signposted Mudford/Queen Camel/A359. Continue on the A359 until reaching the village of Sparkford. Proceed through Sparkford village, passing The Sparkford Inn and continue out of the village for approximately 1.5 miles. At the T-junction turn left passing over the A303 onto Parish Hill signposted North Cadbury. On entering the village turn right onto Woolston Road and continue for 1 mile. Turn left into Ferngrove Lane then left again into Corkscrew Lane. Continue down the hill around to the right and after approximately 75m the shared entrance drive leading to the property will be seen on the left hand side.



These particulars are a guide only and should not be relied upon for any purpose.

Approximate Area = 926 sq ft / 86 sq m (includes garage)

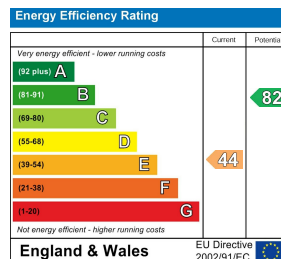
For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Stags. REF: 671272



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