

# North Cadbury

Yeovil, BA22 7DQ

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AND  
TANNER



## £500,000 Freehold

A spacious and well-presented detached house tucked away within the sought-after village of North Cadbury. This superb home benefits from five bedrooms, three reception rooms, a large conservatory, ample driveway parking, an excellent garage/workshop and a well maintained rear garden. No chain.



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## Yeovil

### BA22 7DQ

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## £500,000 Freehold

### DESCRIPTION

A spacious and well-presented detached house, tucked away in a cul-de-sac position within the sought-after village of North Cadbury. This superb home benefits from five bedrooms, three reception rooms, a large conservatory, ample driveway parking, an excellent detached garage/workshop and a well maintained rear garden with three outside stores. The property has been tastefully decorated and is both bright and roomy, benefitting from lots of natural light throughout. Available to purchase with no onward chain.

### Accommodation:

The property can be entered via an entrance hall at either end. Whilst there is plenty of scope to reconfigure the layout if a purchasers desires, the two halls provide the house with convenient access to the bedrooms upstairs and offer the option of annexed or independent living within the main property, if required.

On the ground floor there are three reception rooms comprising a spacious dual-aspect dining room with a wood burning stove, a cosy sitting room also with a stove and double glazed patio doors opening out to the garden. The third reception room is a versatile room, offering space for an additional living room, play room, gym or a home office, perfect for those who work from home. Adjoining the dining room is the kitchen, fitted with a range of matching floor and wall units, wooden work surface and space for a freestanding range cooker and a fridge/freezer. Furthermore, there is plumbing in the kitchen for a dishwasher and a further set of patio doors to the rear. In addition to the three reception rooms, the property includes a generous L-shaped, double glazed conservatory, with two sets of double doors. Enjoying lots of sunshine throughout the day, this wonderful room provides an extra space for the family, or for entertaining. A door from the rear of the conservatory then leads into a separate utility room, which has an external door to the garden, plumbing for a washing machine, a Belfast sink and access into a downstairs shower room.

On the first floor, there is a light and airy landing area at each end of the house, both of which are adjoined by a useful study space which has a double glazed window to the front. The Master bedroom is located to the back of the house, with two fitted double wardrobes. There are three more bedrooms upstairs, as well as the family bathroom and an extra shower room, perfect for a family with children or live-in relatives. Above, there is a fantastic loft space, accessible via two separate loft hatches, providing excellent storage and potential to develop further if desired (subject to gaining the relevant consents).

### Outside:

There is designated off-road parking available directly in front of the house, plus a stone chipped driveway to one side. There is a good size detached garage/workshop, measuring 22'7" x 12'3", which could be utilised in a variety of ways and is fitted with light, power and double doors to the front. With a total plot size of approx. a quarter of an acre, the wide rear garden is well maintained and mainly laid to lawn with mature borders and a raised pond. Extending across the back of the house is a raised terrace, accessed from both the kitchen and the sitting room and ideal for outdoor dining. Garden storage is plentiful, with three brick outside stores adjoining the rear of the property. There is also an outside light and tap.



### Location:

North Cadbury is a vibrant and popular village situated four miles south of Castle Cary and seven miles from Bruton, with easy access to the A303. The village has a primary school, a historic parish church, a country inn and a well-stocked local shop. Teals Farm Shop, which sells local and fresh produce, is just over one mile away. In addition, there is a well used village hall, hosting regular talks, cinema nights, gardening clubs and table tennis, amongst other events. Cadbury Castle, an ancient hillfort, is located within the adjoining village of South Cadbury, and offers lovely walks with far reaching views.

Castle Cary is an attractive and bustling market town of glowing golden stone. It is a haven of historic buildings, independent shops and boutiques and picture-perfect surrounding countryside. Dating back to 1855, The Market House remains the focal point of the town, hosting a weekly market as well as regular events. The town is home to many independent businesses including shops and art galleries. Amenities include a nursery, a primary and a secondary school, a health centre, a dental practice, a library, a Post Office, a deli, various grocery stores, greengroceries, newsagents, chemists, pubs and tea shops. There are large supermarkets in the towns of Wincanton and Shepton Mallet.

Other state schools within the area include Sexeys in Bruton and The Gryphon School at Sherborne. For those seeking private education, Hazelgrove and Kings Bruton are easily accessible. The Newt in Somerset is just a short journey away, as is the fashionable town of Bruton, home to Hauser & Wirth Somerset, a pioneering world-class art gallery. The mainline railway situated on the edge of Castle Cary makes this a great location for commuters (Paddington c. 90 mins) and the A303 is also within easy reach.

### Directions:

From Castle Cary, proceed along South Street heading towards the A359. At the junction turn right and stay on this road for approximately two miles and turn left signposted North Cadbury. Continue on this road into the village, passing the primary school on the left. Turn left at The Catash Inn onto High Street, then left again into Cutty Lane. Follow the road to the end and the property can be found directly ahead.

### AGENTS NOTES

Please be advised that some of the interior furniture has since been removed from the home and as a result will look different to photo's.

### TENURE

Freehold

### COUNCIL TAX BAND

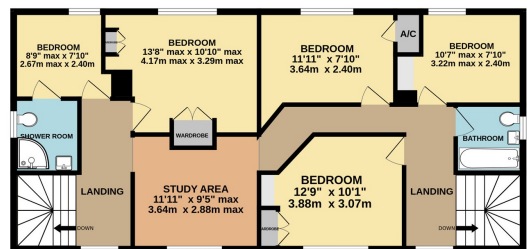
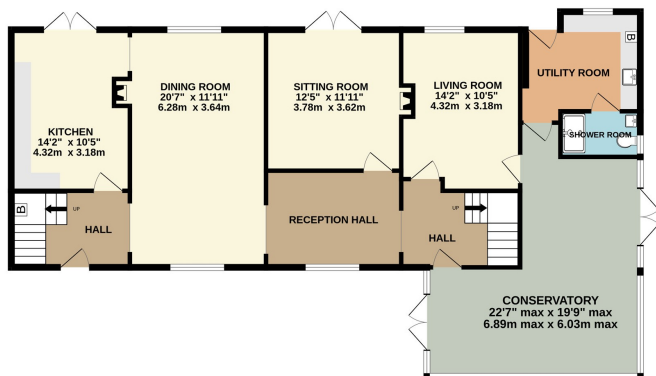
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#### CUTTY COTTAGES

TOTAL FLOOR AREA : 2268 sq.ft. (210.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.

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## CASTLE CARY OFFICE

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