

Ansford Hill

Castle Cary, BA7 7JR

COOPER
AND
TANNER



£750,000 Freehold

A four bedroom detached family home situated on approximately 0.5 acre's with outbuildings and double car port

Ansford Hill Castle Cary BA7 7JR

 4  4  2 EPC D

£750,000 Freehold

DESCRIPTION

Located on Ansford Hill in Castle Cary, this four-bedroom detached house offers an exceptional opportunity for those seeking a home with vast potential. Situated on approximately 0.5 acres of beautifully landscaped grounds, this property enjoys stunning panoramic views of the surrounding countryside, ensuring a picturesque setting for your new home.

As you approach the house, you are greeted by a sweeping driveway that leads to a spacious double carport, providing ample parking for multiple vehicles. Adjacent to the carport is a large barn and two workshops, perfect for use as a storage space, or even a potential conversion into additional living quarters, subject to planning permissions.

The house itself exudes character and charm, with a solid brick exterior and traditional features that reflect its surroundings. Inside, the property boasts a spacious and well-thought-out layout, offering plenty of room for a family or those who enjoy entertaining guests. The entrance hall leads into a generously sized living room, complete with large windows that allow natural light to enter the space. An open fireplace provides a cosy focal point and is ideal for the winter months.

The dining room is perfect for family meals or hosting dinner parties, with direct access to the front of the home, making it easy to extend your entertaining space outdoors during the warmer months. The kitchen, while functional, could benefit from modernisation, offering an exciting opportunity to create a contemporary culinary space that suits your style and needs. There is ample room for all modern appliances, along with a breakfast area.

The property features four well-proportioned bedrooms each offering its own unique space. The master bedroom is particularly spacious, with large windows. The three additional bedrooms are perfect for children, guests, or can be repurposed as a home office or hobby room. The family bathroom, is a good size and offers plenty of potential similar to the rest of the home.

Outside, the expansive grounds are a true highlight of this property. The garden is a blend of well-maintained lawns, mature trees, and established flower beds, providing a wonderful space for outdoor activities, gardening, or simply relaxing. The surrounding area's offer endless opportunities for walking, cycling, and enjoying nature, making it an ideal location for those who love the outdoors. There is a footpath that can take you straight to Castle Cary train station with direct links to London.

While the interior of the property could benefit from a touch of modernisation, it presents a blank canvas for the new owners to put their own stamp on it. Whether

you're looking to update the existing features or embark on a more extensive renovation project, this house offers immense potential to create a dream home in an idyllic location. It combines the benefits of rural living with the convenience of being within easy reach of nearby towns and amenities. If you're looking for a property with character, potential, and stunning views, this could be the perfect place to call home.

LOCATION

Castle Cary is a small, attractive country town situated some 12 miles north-east of Yeovil and 24 miles south of Bath. It lies on the edge of rolling countryside between the Somerset Levels to the west and the high ridgeline of Penselwood to the east, halfway between the Mendip Hills and the Blackmore Vale

The property is located on Ansford Hill in Castle Cary which is within walking distance of both Castle Cary train station and the market town itself with its variety of independent shops. The local train station has direct links to London and is a great benefit to those who may require it for their occupation.

Local areas of interest include The Newt and Hauser and Wirth which are both within a 10 minute drive of the property. You can find fantastic restaurants in Bruton and Sherborne alongside excellent schools in the other nearby areas of Wells and Stratton on the Fosse.

AGENTS NOTES

There is an orchard that is currently part of the same land registry as the property and this is available via separate negotiation but not included in this asking price. Please contact a member of staff if you have any queries regarding this.

There is also permission granted for a development located to the rear of the property, some of the view will remain from the home however further questions regarding this can be answered via a member of staff

TENURE

Freehold

COUNCIL TAX BAND

E





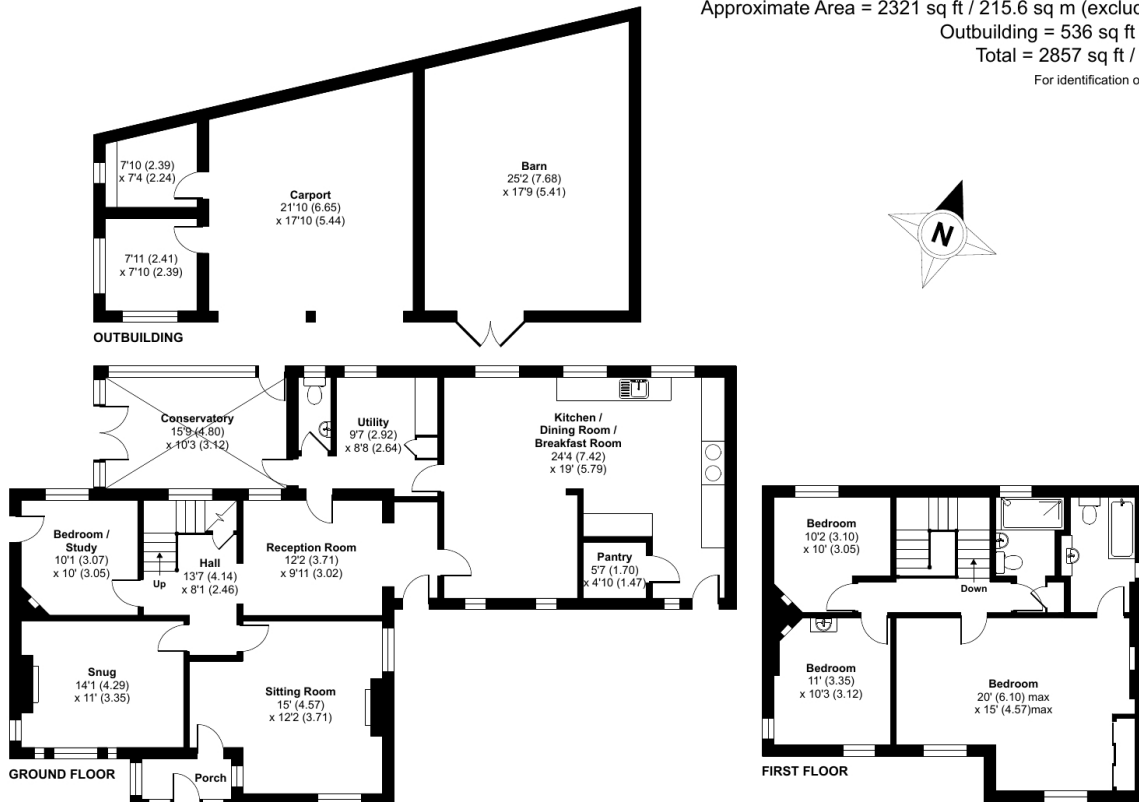
Hillcrest Farm, Ansford Hill, Castle Cary, BA7

Approximate Area = 2321 sq ft / 215.6 sq m (excludes carport)

Outbuilding = 536 sq ft / 49.8 sq m

Total = 2857 sq ft / 265.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1174198

CASTLE CARY OFFICE

Telephone 01963 350327

Fore Street, Castle Cary, Somerset BA7 7BG

castlecary@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

