

Wraxall, BA4 6RQ

COOPER
AND
TANNER



£300,000 Freehold

A well-proportioned and most attractive semi-detached cottage, pleasantly located within the hamlet of Wraxall. This Grade II Listed property, which requires some modernisation, offers three double bedrooms, a generous south-facing garden, a rural outlook, a single garage and off-road parking. No chain. The home provides a great opportunity to convert two dwellings into one large home.

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DESCRIPTION

A well-proportioned and most attractive semi-detached cottage, pleasantly located within the hamlet village of Wraxall. This Grade II Listed property, which requires some modernisation, offers three double bedrooms, a generous south-facing garden, a rural outlook, a single garage and off-road parking. No onward chain.

A door to the front of the cottage opens into an entrance porch, which in turn leads through to a central hallway. To one side of the property, there is a well-proportioned, dual-aspect sitting room which enjoys plenty of natural light. To the other, a separate dining room which is open to an adjoining kitchen at the rear of the property. Fitted with a range of matching floor and wall units, the kitchen offers space for a freestanding cooker and white goods, and has a window to the rear. A rear hall on the ground floor then gives external access to the back of the cottage and also leads to a WC.

On the first floor, there are three good size double bedrooms; the first and second bedrooms benefitting from a lovely rural outlook to the front of the property. In addition, there is a family bathroom, in need of updating, currently fitted with a bath, a pedestal wash hand basin, a shower cubicle and a low level WC.

Outside:

To the front of the property is an excellent size garden, which is predominantly laid to lawn, with a garden pond, greenhouse and a storage shed. Facing south, the garden enjoys plenty of sunshine throughout the day. A shared driveway to the side of the cottage gives access to a single garage (the left hand garage of the pair) which has an 'up and over' door and provides useful storage. There is off-road parking available directly in front. There is a small area of ground to the back of the cottage.

Agents note:

We are also marketing the adjoining cottage, 2 Hill Farm Cottages, for sale on behalf of our clients. If a purchaser should decide to purchase both homes, the price for each property would be £275,000.

Location:

The property is located within the hamlet of Wraxall, situated approx. a mile from the village of Ditcheat. A sought-after location, Ditcheat has a fine church, a village hall, an excellent local pub known as 'The Manor House Inn', a well-regarded primary school, a local farm shop (Barbers), Paul Nicholls' racing stables and is surrounded by scenic countryside.

Castle Cary is an attractive and bustling market town of glowing golden stone, located only five miles away from the property. 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 is large supermarket only a 10-minute drive away in the town of Shepton Mallet. 'The Newt in Somerset' is just a short drive away along with 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 on the A371 north towards Shepton Mallet. Turn left just before the Brook House Inn towards Alhampton and Ditcheat. Proceed through the village of Alhampton and continue until reaching the village of Ditcheat. At the T junction turn left, continue past the village pub and follow the road down, and then around to the left. Follow this road out of Ditcheat and into Wraxall, the property can be found on the right hand side, before reaching the Wraxall Vineyard. Parking for viewings is available in a layby in front of the cottage's garden.

TENURE

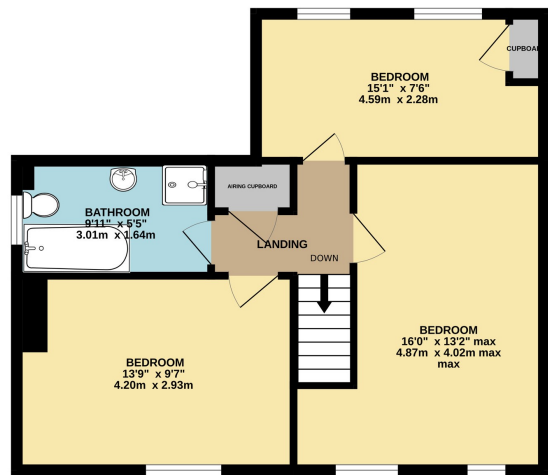
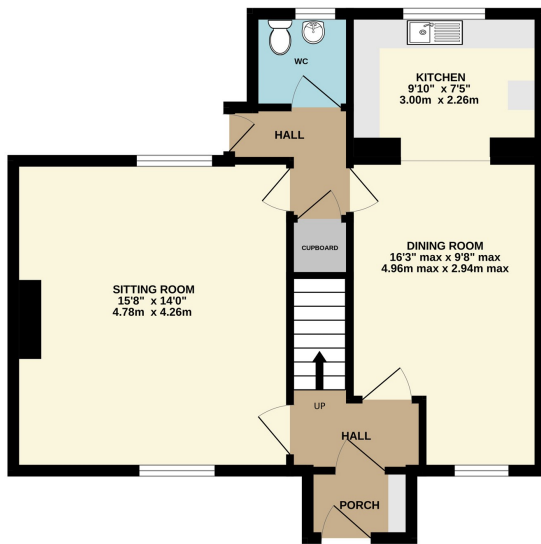
Freehold

COUNCIL TAX BAND

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1 HILL FARM COTTAGES, WRAXALL

TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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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