

Galhampton, BA22 7AE

COOPER
AND
TANNER



£275,000 Freehold

Three bedroom cottage on the edge of the popular village of Galhampton. No onward chain.

Galhampton

BA22 7AE

 3  2  1 EPC C

£275,000 Freehold

ACCOMMODATION

We are delighted to offer for sale this charming three-bedroom cottage nestled on the peaceful outskirts of Galhampton. The property boasts a welcoming sitting room, a spacious dining room, a well-appointed kitchen, and a bright conservatory—perfect for enjoying the changing seasons. Upstairs, you'll find three generously sized bedrooms, a convenient WC, and a contemporary family shower room. A wonderful opportunity to embrace countryside living with comfort and character.

OUTSIDE

The property enjoys a generous and thoughtfully arranged outdoor area, featuring a blend of hard-standing surfaces and mature, established planting that brings seasonal colour and privacy. A charming pergola offers a tranquil spot for outdoor dining or relaxation, while the garden shed adds practical storage for tools and equipment. It's a space designed to be enjoyed—whether for entertaining, gardening, or simply unwinding in the fresh country air.

AGENTS NOTE

The house has recently benefitted from investment to upgrade its efficiency rating from E to C, by introducing new windows and doors. New storage heaters (x4) in the two reception rooms and hallways upstairs and down. Smart radiators in each of the bedrooms. Newly installed Solar power installation. Ventilation fans fitted in the Kitchen, bathroom and toilet. New electrical distribution boxes and wiring including a new timer for the hot water system.

LOCATION

Galhampton is a picturesque village tucked into the heart of rural South Somerset. With a population of around 400, it offers a tranquil countryside setting surrounded by rolling fields, grazing livestock, and a strong sense of community. The village features a delightful chapel, a popular local pub, and a modern village hall that hosts regular events and gatherings throughout the year—including the well-loved annual village fête in July.

Just two miles north lies Castle Cary, a charming market town that serves as a key transport hub for the region. Castle Cary railway station sits on the main London to Penzance line and the Heart of Wessex line, offering direct services to London Paddington in around two hours, as well as connections to Bristol, Exeter, and Weymouth.

Recent improvements have made travel even easier: a new direct bus service now links Castle Cary station with surrounding villages, including Galhampton, thanks to a dedicated turning area at the station forecourt⁶. This upgrade enhances accessibility for both residents and visitors, making Galhampton an ideal blend of peaceful village life and practical connectivity.

SERVICES

Recently upgraded electric heating throughout. Mains water and private drainage are connected. Council tax band D.

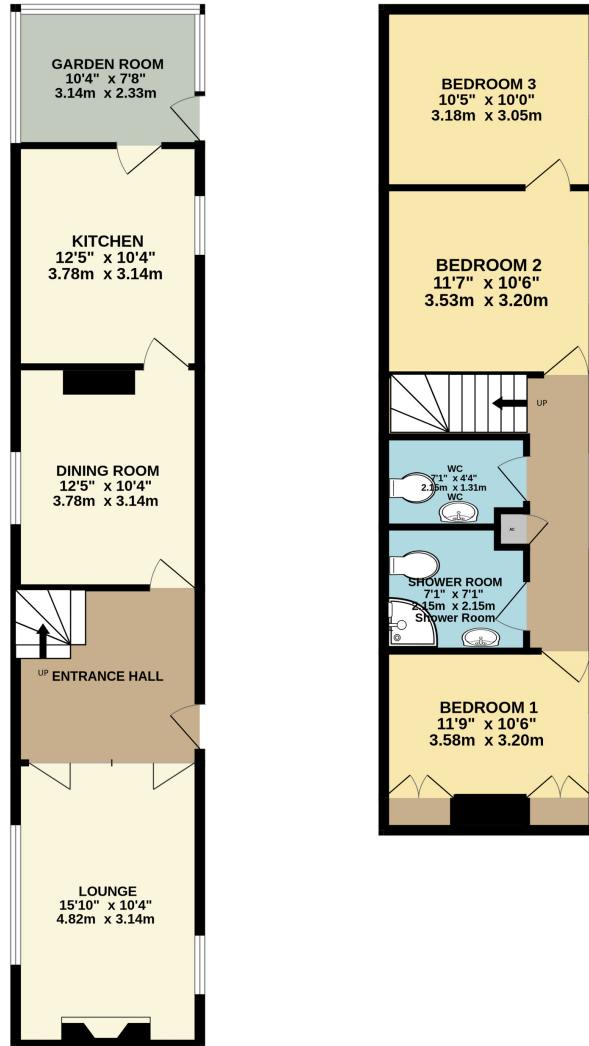
VIEWING ARRANGEMENTS

Strictly by appointment only with our Castle Cary office. Call 01963 350327





GROUND FLOOR
1120 sq.ft. (104.0 sq.m.) approx.



TOTAL FLOOR AREA : 1120 sq.ft. (104.0 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

Telephone 01963 350327

Fore Street, Castle Cary, Somerset BA7 7BG

castlecary@cooperandtanner.co.uk

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