

# Station Road

Castle Cary, BA7 7BX

COOPER  
AND  
TANNER



## £250,000 Freehold

A delightful two bedroom cottage on this popular street in the sought after market town of Castle Cary. With a sweet little garden, log burner and proximity to the centre of town this property is ideal for first time buyers, investors or those looking to downsize. Offered with no onward chain.

# Station Road Castle Cary BA7 7BX

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## £250,000 Freehold

### ACCOMODATION

You enter the cottage through the main door into a small entrance porch, which leads directly into the sitting room—a warm and inviting space featuring a front-aspect window and a charming log-burning stove. Stairs rise to the first-floor landing, and a door opens into the kitchen. The kitchen is well-proportioned and fitted with a range of base and wall units, an integrated gas hob and electric oven, space for an under-counter fridge, and plumbing for a washing machine. A further door leads into the conservatory. Positioned on the sunny south side of the property, the conservatory is flooded with natural light and offers a versatile space—ideal as a boot room or alternative entrance, or simply as a pleasant seating area to enjoy the sunshine. Upstairs, the first floor comprises a generously sized double bedroom to the front of the house and a smaller single bedroom to the rear. The bathroom is spacious and includes a bath with shower over, WC, and hand wash basin.

### OUTSIDE

Outside, the property boasts a truly enchanting garden that wraps around the side and rear of the cottage. Roughly landscaped with a variety of mature trees and established shrubs, the garden offers both privacy and charm. A set of steps leads to a raised terrace—perfectly positioned to catch the southern sun—providing an ideal spot for outdoor dining or simply relaxing on warm

summer evenings. This peaceful and well-tended outdoor space is a true extension of the home, offering a tranquil retreat in every season.

### SERVICES

Mains gas, electric, water and drainage are connected. The property benefits from gas fired central heating. Council tax band B

### LOCATION

Location-wise, this property is positioned close to Castle Cary's town centre, with its range of local shops, cafés and amenities, being just a short walk away. While the mainline train station is only a 5-minute drive, offering direct rail links to London and beyond – making this home perfect for commuters as well as those looking for a quiet yet well-connected place to live.

### VIEWING ARRANGEMENTS

Strictly through prior arrangement with Cooper and Tanner on 01963350327. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).



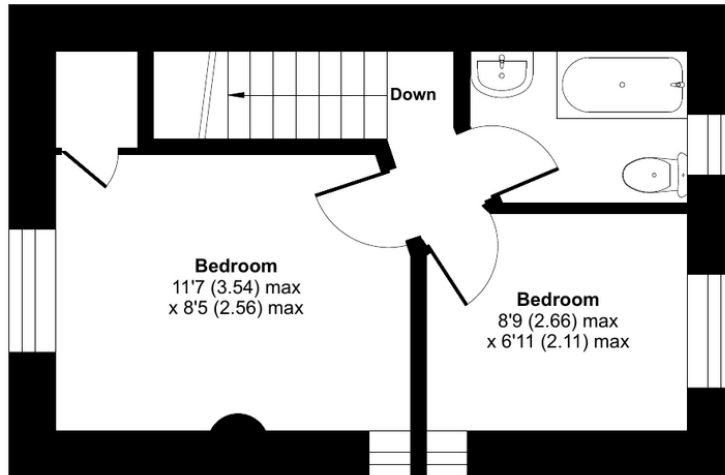




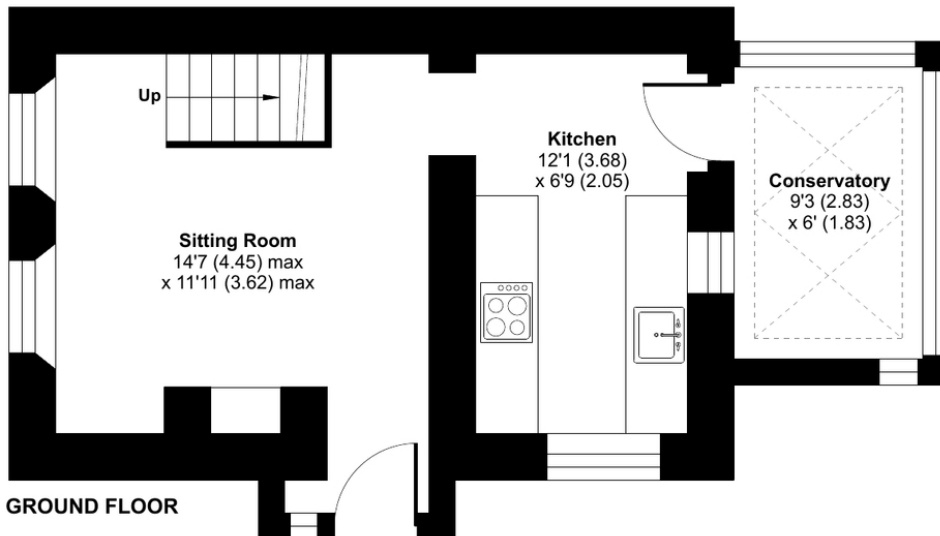
## Station Road, Castle Cary, BA7

Approximate Area = 565 sq ft / 52.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Cooper and Tanner. REF: 1289570

### CASTLE CARY OFFICE

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AND  
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