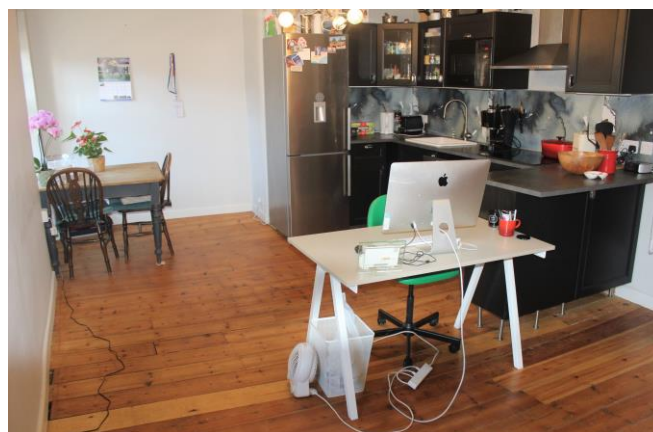


# 3 High Street

Castle Cary, Somerset, BA7 7AN

COOPER  
AND  
TANNER



## £300,000 Freehold

An opportunity to purchase a superb Freehold mixed-use property ideally situated on Castle Cary High Street. Double fronted shop together with a well-presented one bedroom flat above and a southerly-facing garden to the rear. Grade II Listed. It is available to purchase with no onward chain. Viewings by appointment only.

# 3 High Street Castle Cary Somerset, BA7 7AN

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## £300,000 Freehold

### DESCRIPTION

#### The shop premises:

On the ground floor, a door to the front of the building opens directly into a spacious shop front which has two large windows and measures approx. 6.50m (max) by 5.85m (max). Beyond, there is a generous store room which incorporates access to the staircase to the flat above. In addition, on the ground floor there is a kitchenette with a separate WC and a door to the rear garden, which is enclosed by walling and mainly laid to stone chippings.

#### The flat:

Located on the first floor, a central landing gives access to all rooms and includes a built-in storage cupboard. To the front of the flat, with two windows overlooking the High Street, there is a generous open-plan kitchen and reception room. Fitted with a range of matching floor and wall units, the kitchen offers an integrated electric oven with a hob above, an integrated slimline dishwasher and space for a freestanding fridge freezer. There is room for a dining table and chairs plus to a sitting area to one side. Adjoining, there is a bathroom fitted with a white suite comprising a panelled bath with a shower over, a low level WC, a vanity wash hand basin and a heated towel rail. Completing the accommodation is one double bedroom at the rear of the flat, which offers an additional storage cupboard over the stairs.

### LOCATION

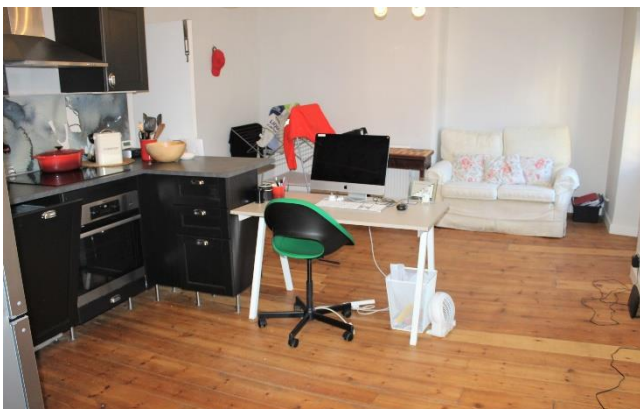
Castle Cary is an attractive and bustling market town of glowing golden stone. It is a haven of historic buildings, independent shops and boutiques and picture-perfect surrounding countryside. Dating back to 1855, The Market House remains the focal point of the town, hosting a weekly market as well as 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 only a 15-minute drive away in the towns of Wincanton and Shepton Mallet. The newly opened 'The Newt in Somerset' is just a short drive away along with the fashionable town of Bruton. 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 our office, proceed up into the High Street and the property will be found after a short distance on the right hand side.

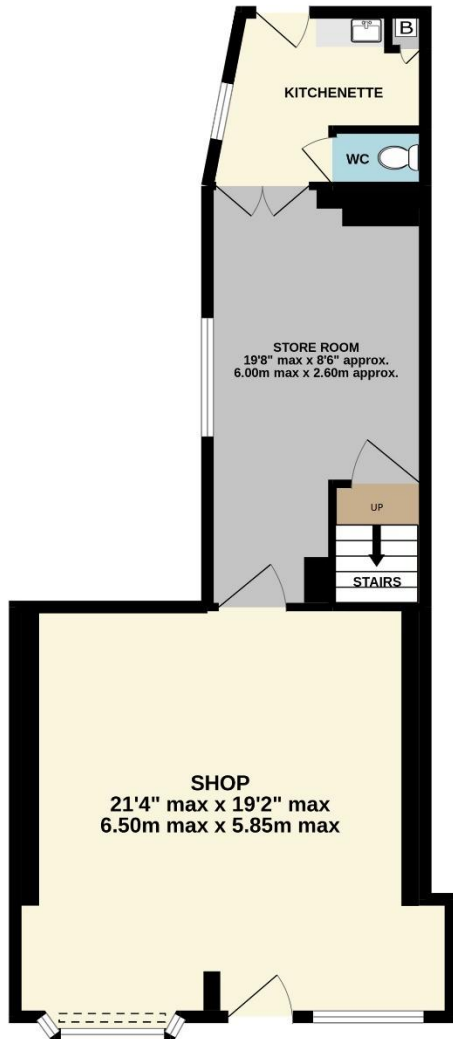
### TENURE

Freehold. Shop - vacant possession will be available from 2023. Flat currently let £725pcm.





GROUND FLOOR  
622 sq.ft. (57.8 sq.m.) approx.

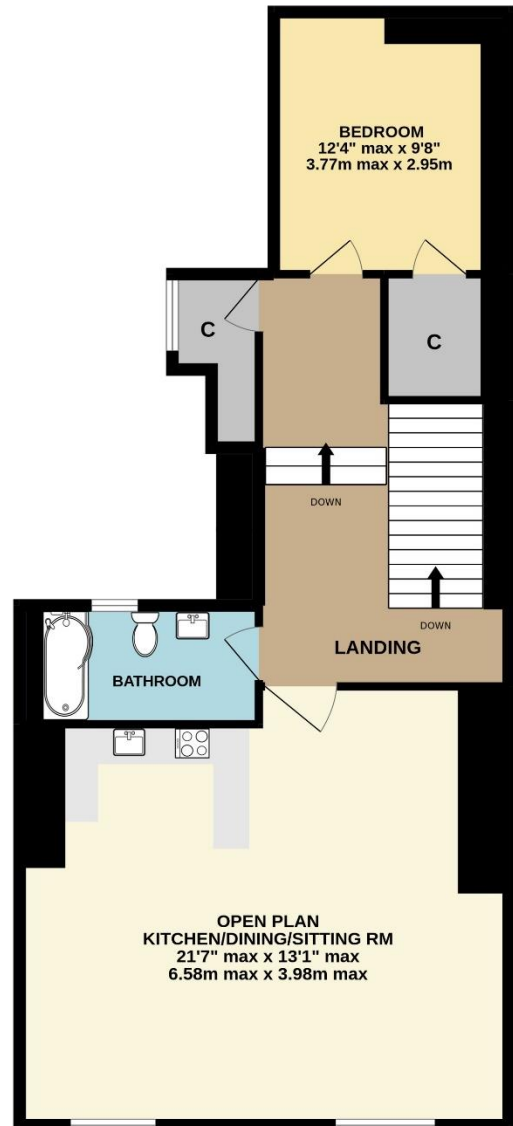


3 HIGH STREET, CASTLE CARY

TOTAL FLOOR AREA : 1452 sq.ft. (134.9 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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1ST FLOOR  
830 sq.ft. (77.1 sq.m.) approx.



## CASTLE CARY OFFICE

Telephone 01963 350327

Regent House, Fore Street, Castle Cary, Somerset, BA7 7BG

[castlecary@cooperandtanner.co.uk](mailto: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 them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



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