

# South Street

BA7 7ET

COOPER  
AND  
TANNER



## £265,000 Freehold

Spacious two-bedroom Grade II Listed cottage offering a conveniently positioned home within walking distance of the town centre



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## BA7 7ET

 2  1  2 EPC Exempt

## £265,000 Freehold

### DESCRIPTION

Nestled within South Street in Castle Cary, is this spacious two-bedroom Grade II Listed cottage offering a conveniently positioned home within walking distance of the town centre

Upon entering, you are greeted by a welcoming interior that exudes warmth and character. The spacious layout helps maximise the openness of the interior, with ample room for entertaining guests. The kitchen is a focal point of the home featuring modern appliances, ample storage, and rustic accents. Adjacent to the kitchen is the open plan living area with its inviting ambiance and thought of layout to allow for plenty of storage.

The cottage offers two well-appointed bedrooms, each offering enough space for double beds and free standing furniture. The master bedroom comes complete with furnishings, ample closet space and its very own en-suite. The second bedroom, equally inviting, provides versatility to accommodate guests. Additionally, the property includes access to allocated parking for two vehicles, ensuring convenience for residents and guests alike.

This delightful cottage offers a rare opportunity to experience a characterful home. With its historic charm, modern amenities, and coveted location, this property is sure to appeal to those seeking to own a unique home.

### AGENTS NOTES

This home is currently on the same land registry deed as the pub and therefore a new land registry will need to be drawn up during the conveyancing process.

### TENURE

Freehold

### COUNCIL TAX BAND

A





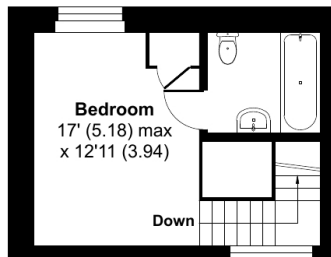




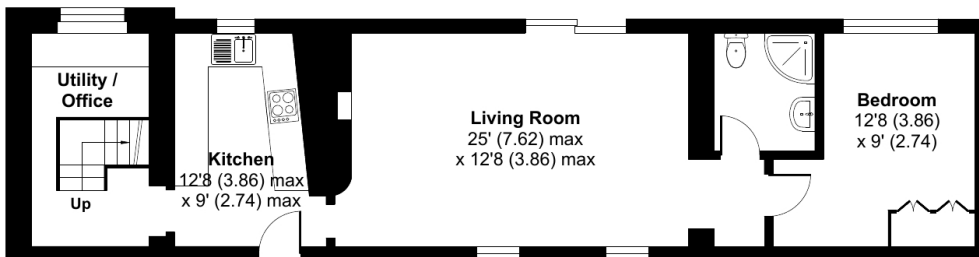
## South Street, Castle Cary, BA7

Cottage = 924 sq ft / 85.8 sq m

For identification only - Not to scale



**CLARENCE COTTAGE  
COTTAGE FIRST FLOOR**



**CLARENCE COTTAGE  
GROUND FLOOR**



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: 1121181

### CASTLE CARY OFFICE

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