



Greystones, Alford, Castle Cary, Somerset, BA7 7PN

£550,000 Freehold

COOPER  
AND  
TANNER



# Greystones, Alford Castle Cary, Somerset, BA7 7PN

---

 5  1  1 EPC TBC

Guide Price £550,000 Freehold

## Description

A substantial detached bungalow located in the popular village of Alford, near the market town of Castle Cary. Requiring a scheme of modernisation, the property includes five bedrooms (four doubles and a generous single), a light and spacious reception room, two large garages, ample off road parking and a south-facing rear garden. Available to purchase with no onward chain.

## Accommodation:

A door to the front of the property opens into an entrance hall, which gives access to one wing of the bungalow (where the bedrooms are situated), as well as into the study/fifth bedroom and through to the sitting/dining room.

A very comfortable reception room, the sitting/dining room is dual-aspect and benefits from plenty of natural light. Spacious in size, there is a central fireplace with an open fire and sliding doors to the garden (not currently in use). Beyond the sitting/dining room is the kitchen, which is also dual-aspect and is fitted with a range of matching floor and wall units, offering plenty of storage.

Continuing from the kitchen, there is a useful utility room which incorporates an additional WC and provides further access to the front and back gardens. An internal door then opens into two integral garages, both are an

excellent size (27'6" x 12") and have a main dividing wall with entranceway between. There are two 'up and over' doors to the front, light, power, a personal door to the garden and one of the garages benefits from an inspection pit.

Located to the south side of the property and accessed via a glazed door from the entrance hall are the bedrooms. The property has five bedrooms in total, four doubles and the aforementioned study/single bedroom. Two of the bedrooms have built-in wardrobes and those facing east have delightful rural views across neighbouring agricultural land.

Completing the accommodation is a modern shower room, which provides a white suite comprising a double shower cubicle, a low level WC and pedestal wash hand basin.

## Outside

The property is entered via a cattle grid and has off-road parking at the front for several vehicles. The property is in the centre of its plot, with surrounding gardens which include a well, located in the front boundary wall. The rear garden is south facing, mainly laid to lawn with a section of patio and incorporates an oak tree (subject to a TPO).









## Location

The popular village of Alford is situated less than three miles from Castle Cary, 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, home to Hauser & Wirth Somerset, a pioneering world-class art gallery. The mainline railway situated on the edge of Castle Cary (just two miles from Alford) 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 B3153 towards the A37. Go through the hamlet of Clanville and continue until reaching Alford. Take the first turning on the left and the property is found immediately on the right hand side, as indicated by our 'For Sale' board.



### Local Information Alford, Castle Cary

**Local Council:** South Somerset Council

**Council Tax Band:** Band F

**Heating:** Oil-fired central heating

**Services:** Mains electricity and water are connected. Private drainage.

**Tenure:** Freehold



### Motorway Links

- M5/M4
- A303/M3



### Train Links

- Castle Cary & Bruton
- Bath Spa & Bristol Temple Meads



### Nearest Schools

- Castle Cary Primary & Lovington Primary
- Ansford Academy (Secondary)



GREYSTONES, ALFORD

TOTAL FLOOR AREA : 2200 sq.ft. (204.4 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.  
 Made with Metropix ©2022

CASTLE CARY OFFICE  
 telephone 01963 350327  
 Regent House, Fore Street, Castle Cary 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.