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ESTATE AGENTS

ORCHARD HOUSE
CASTLE CARY
BA7 7DW



£637,000

Orchard House, Torbay Road, Castle Cary, Somerset, BA7 7DW.

An impressive four bedroom detached house situated in a sought after road in the highly desirable town of Castle Cary This individually designed property was built by the current owners to provide a wonderful family home with generous room sizes. Throughout the years the house has been well maintained and is presented in exceptional order throughout.

The front door opens to a spacious entrance hallway with a cloakroom conveniently positioned on the left. The main living room is a particular feature, offering an expansive area for relaxation whilst providing a warm and inviting atmosphere. Double glazed French doors open to a paved patio ideal for alfresco dining and entertaining.

Next to the living room is a spacious dining room capable of housing a twelve person dining table and free standing furniture. The well-appointed kitchen is both functional and stylish, equipped with modern appliances and ample storage. It flows seamlessly into a practical utility/boot, offering additional workspace and convenient access to the garden. The thoughtful layout of these areas ensures that the heart of the home is both efficient and practical for family life.

Each of the four bedrooms is a double, providing plenty of space for family members and guests. The master bedroom is particularly spacious and enjoys the benefit of a built-in wardrobe and its own en-suite shower room. The additional bedrooms are equally spacious, ensuring that everyone has their own personal space within the home.

OUTSIDE

Outside, the property continues to impress. The rear garden is a delightful feature perfect for outdoor activities. Whether you envision hosting summer

barbecues, cultivating a garden, or simply enjoying a the rear space offers it all. To the front of the property there is a shared driveway which leads to generous parking for several cars and is further enhanced by the inclusion of a garage.

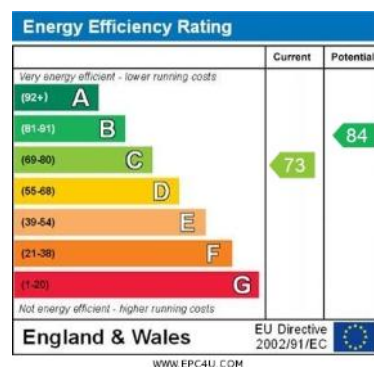
This four bedroom detached house is a rare find. With its spacious interiors and excellent location, it offers a unique opportunity to acquire a family home that ticks all the boxes. Built and cherished by the current owners, it is now ready to provide a new chapter of comfort and joy for its next fortunate owners.

LOCATION: Castle Cary itself is a charming market town known for its historic buildings, vibrant community, and excellent amenities. With easy access to local shops, cafes, and schools, as well as strong transport links to larger towns & cities, it offers a perfect balance of rural charm with urban convenience.

COUNCIL TAX BAND: E

TENURE: Freehold

VIEWING: Strictly by appointment through the agents.

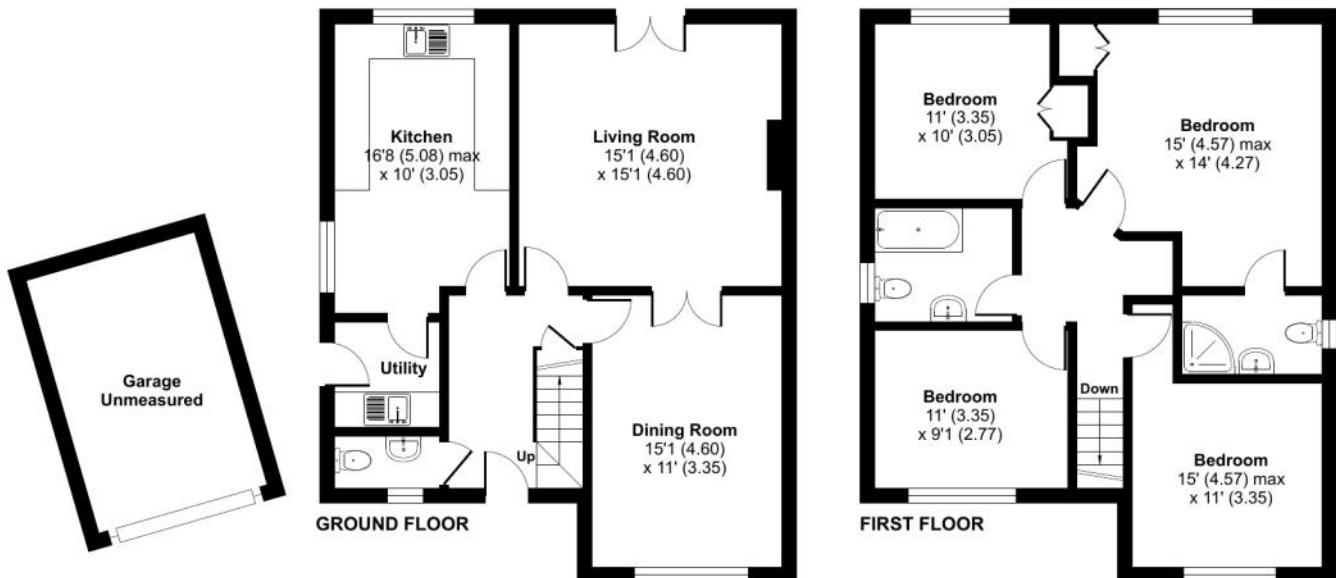




Torbay Road, Castle Cary, BA7

Approximate Area = 1450 sq ft / 134.7 sq m (excludes garage)

For identification only - Not to scale



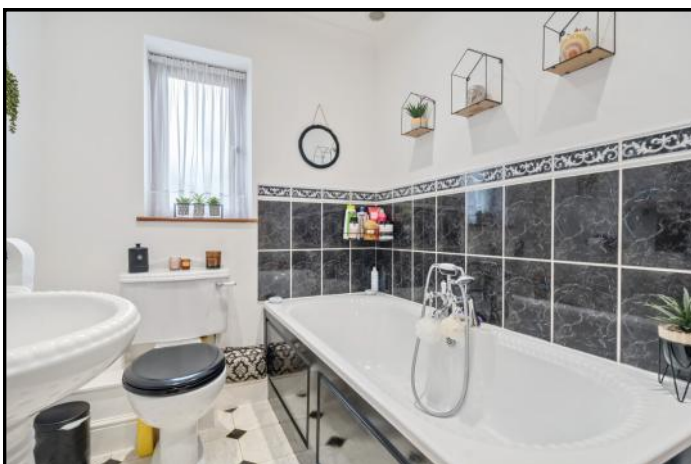
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Cooper and Tanner. REF: 1131943





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Important Note: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or misstatement in these particulars. Hambledon do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

