



HAMBLETON  
ESTATE AGENTS

2 ALMA COTTAGE  
CASTLE CARY  
BA7 7ET



£350,000

## 2 Alma Cottage, South Street, Castle Cary, Somerset, BA7 7ET.

A rare opportunity to purchase an attractive three bedroom Grade II Listed period cottage situated in a sought after road with off road parking for several cars.

Inside, the cottage features a well proportioned sitting/dining room with a cosy open fire creating a warm and inviting atmosphere. The property was extended in the 1980's to provide a spacious kitchen/breakfast room, downstairs cloakroom, and additional bedroom and bathroom on the first floor, this added practicality to the layout and enhanced the overall living experience.

Venturing outside, the garden is a wonderful feature providing generous space for both relaxing and entertaining. The driveway is particularly wide with parking for many vehicles.

Whilst the cottage has been lovingly cared for, it would benefit from some updating which will add to its appeal and present a fantastic opportunity to create a home to your own taste and style.

**LOCATION:** Castle Cary is an attractive and bustling market town characterised by period buildings constructed of the distinctive honey coloured stone for which the area is well known. There are many 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, public houses 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' just outside Castle Cary is home to beautiful countryside walks set in the grounds of a Georgian country estate. Within the estate are a hotel and spa, farm shop, restaurants and garden shop. 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 provides a direct line to Paddington and the A303 road link is a few miles south. There are excellent state schools in the area, and independent schools include the Sherborne and Bruton schools, Millfield, Wells Cathedral, Hazelgrove, Port Regis and St Mary's Shaftesbury.

### ACCOMMODATION GROUND FLOOR

Solid wood front door to:

ENTRANCE HALL: Radiator and stairs to first floor.

SITTING/DINING ROOM: 20' x 14'11" (narrowing to 11'8") A spacious room featuring an open fire with timber surround and mantle, two radiators, understairs cupboard, dual aspect secondary double glazed windows to front and side aspects, fitted shelving and door to:

INNER LOBBY/UTILITY ROOM: Space and plumbing for a washing machine and velux style window.

CLOAKROOM: Low level WC, wash basin, fitted cupboard and obscured glazed window to rear aspect.

KITCHEN: 12' x 9'4" Single drainer stainless steel sink unit with cupboard below, further range of base units with a drawer line and work surface over, dual aspect secondary double glazed windows to side and rear aspects, gas boiler, radiator, corner kitchen cupboard and stable door to outside.

From the entrance hall stairs to first floor.

### FIRST FLOOR

LANDING: Airing cupboard housing hot water tank and shelving for linen, window to rear aspect and hatch to loft with a ladder attached giving access to a large boarded loft.

BEDROOM 1: 11'10" x 9'10" Secondary double glazed window to front aspect, radiator and built-in wardrobe.

BEDROOM 2: 9'8" x 8'3" (max) Radiator, fitted double wardrobe and window to side aspect.

BEDROOM 3: 9'4" x 6'1" Radiator, fitted shelf and secondary double glazed window overlooking the rear garden.

BATHROOM: Bath with electric shower over, low level WC, vanity wash basin unit, radiator and obscured glazed window.

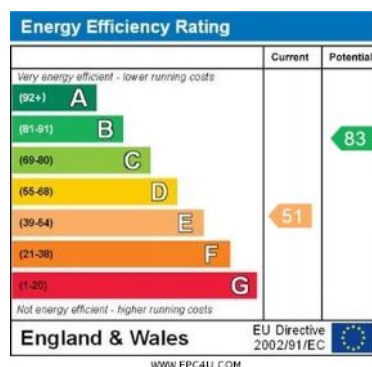
### OUTSIDE

A wide opening to the side of the cottage leads to a parking area laid with tarmac providing space for several cars. A paved patio leads to a delightful mature garden full of colour and interest including a garden well and outbuilding that offers versatility as potential for a studio, workshop or storage area.

SERVICES: Mains water, electricity, drainage, gas central heating and telephone all subject to the usual utility regulations.

COUNCIL TAX BAND: D

TENURE: Freehold

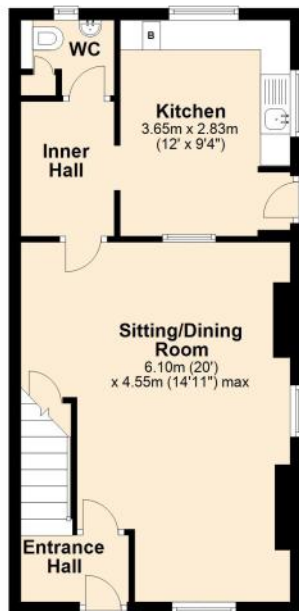
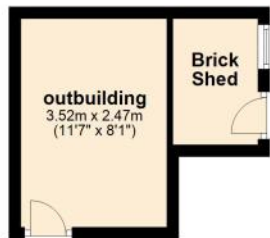






### Ground Floor

Approx. 44.7 sq. metres (481.6 sq. feet)



### First Floor

Approx. 39.4 sq. metres (424.3 sq. feet)



Total area: approx. 84.2 sq. metres (905.9 sq. feet)







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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. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

