

Connells

Clanville Farm Barn Clanville
Clanville Castle Cary

Clanville Farm Barn Clanville
Clanville Castle Cary BA7 7PQ

for sale offers over
£800,000







Property Description

A striking and substantial detached barn conversion, positioned in a sought-after rural setting just outside the highly regarded market town of Castle Cary. This impressive home blends traditional charm with flexible living, offering generous accommodation within a peaceful countryside setting.

Set in approximately half an acre, the property enjoys mature wrap-around gardens with established plants, lawned areas and far-reaching countryside views. The setting provides space, privacy and tranquillity whilst remaining accessible. Internally, the home is full of character, with exposed beams and a welcoming feel throughout. The ground floor comprises a spacious entrance hall, a large living room with charming fireplace and log burner, a versatile dining room/snug, and a kitchen/breakfast room with integrated appliances. A bright conservatory opens onto the gardens, and a study and utility complete the layout. Upstairs, the principal bedroom offers a walk-in wardrobe and en suite. 3 further bedrooms enjoy delightful countryside views, along with a family bathroom. Externally, there is ample parking, a triple garage, workshop and additional outbuilding with an external WC, all providing excellent storage or potential for further use.

This is a rare opportunity to acquire a spacious country home brimming with character, set in a serene location with easy access to amenities. An early viewing is highly recommended! CALL CONNELLS TODAY!

Ground Floor

Entrance Porch

The entrance porch has two windows to the front of the property and a radiator.

Entrance Hall

The entrance hall has two radiators, a thermostat and understairs storage.

Cloakroom

The cloakroom has a WC, hand wash basin and vanity unit, a storage cupboard and the fuse board.

Study

The study has two windows to the rear of the property, base cabinets and built in shelving.

Lounge

The lounge has three windows to the front of the property and five windows to the rear of the property. It has a TV point, two radiators, a log burner and beautiful fireplace.

Dining Room / Snug

The dining room / snug has sliding doors to the conservatory. It has a radiator, log burner and TV point.

Conservatory

The conservatory has four windows to the rear of the property, two electric heaters, and French doors to the rear garden.

Kitchen / Breakfast Room

The kitchen has four windows to the front of the property, two windows to the rear of the property and a door to the rear garden. It has both wall and base cabinets, an AGA, two integrated ovens, a gas hob, an integrated dishwasher, fridge freezer, a sink and drainer and a radiator.

Utility Room

The utility room has a window to the front of the property, both wall and base cabinets, a sink and drainer as well as space for a washing machine and fridge freezer.

First Floor

Landing

The landing has four windows to the front of the property and two radiators.

Bedroom 1

Bedroom 1 has four windows to the front of the property and two windows to the rear of the property. It has two radiators, a walk in wardrobe and a TV point.

En Suite

The en suite has two frosted windows to the rear of the property. It has a shower cubicle, WC, dual sinks with a vanity base unit, a heated towel rail and a loft hatch.

Bedroom 2

Bedroom 2 has two windows to the rear of the property, two windows to the front of the property and two radiators.

Bedroom 3

Bedroom 3 has two windows to the rear of the property and a radiator.

Bedroom 4

Bedroom 4 has two windows to the rear of the property, a radiator and a storage cupboard.

Bathroom

The bathroom has two frosted windows to the rear of the property. It has a large shower cubicle, a WC, hand wash basin with a vanity unit, an airing cupboard and a heated towel rail.



Outside

Front Garden

The front garden has a large lawn area with mature trees, flower borders, a tarmac driveway to the workshop, a dove cot and space for a summer house.

Rear Garden

The rear garden is patio to gravel. It has mature trees, mature bushes, raised beds, a pond, access to the septic tank, ample driveway parking and a triple garage.

Triple Garage

The triple garage has power, an alarm system and offers plenty of storage.

Workshop

The workshop has power, an alarm system and room for two vehicles.

Outbuilding

The outbuilding has an outside WC.





Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





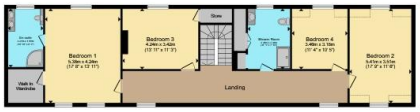




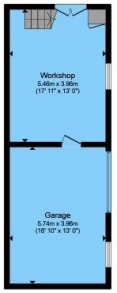




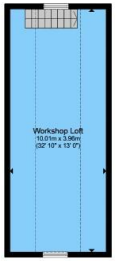
Ground Floor



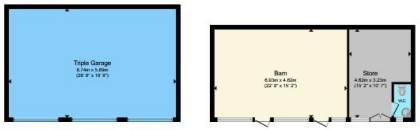
First Floor



Garage Ground Floor



Garage First Floor



Outbuilding

Total floor area 438.3 m² (4,718 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01747 821 791
E gillingham@connells.co.uk

4 Clive House High Street
GILLINGHAM SP8 4QT

EPC Rating: C

Council Tax Band: G

Tenure: Freehold

view this property online connells.co.uk/Property/GIL306677

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.