

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



9 PRIORYGATE COURT, CASTLE CARY, SOMERSET, BA7 7HT



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An elegant four-bedroom townhouse, set within an exclusive and secluded courtyard setting, just a short walk from Castle Cary town centre.

9 Priorygate Court enjoys beautifully presented accommodation including an entrance hall, sitting room, kitchen/dining/living room, a cloakroom, four double bedrooms and two bath/shower rooms.

The property also benefits from a single garage, a private parking space to the front, and further visitor parking within the private courtyard.

To the rear is an attractive enclosed walled garden.

### Accommodation

The property stands within the grounds of the Victorian former St. John's Priory. This is a beautifully quiet and secure area, being well away from all busy roads yet within walking distance of the pretty centre of this small town.

The properties in this close were constructed in 2000 to extremely high standards, built of local Hadspen stone with architectural details more indicative of period construction.

A property of interesting design, 9 Priorygate Court is an attractive and well-presented townhouse offering spacious, light-filled accommodation arranged over three floors. The property enjoys high ceilings throughout, creating a wonderful sense of space, whilst the upper floors benefit from far-reaching views towards Glastonbury Tor and the nearby playing field.

The original oak front door, flanked by glazed panels, opens into a welcoming entrance hall with attractive patterned tiled flooring and useful storage including a cloakroom beneath the stairs. From here, doors lead to the principal reception rooms.

The sitting room is a comfortable dual-aspect space with oak flooring and a focal Douling stone fireplace fitted with an inset wood-burning stove. A door from this room opens onto a path leading to the rear garden.





At the back of the property is an impressive open-plan kitchen/dining/living room with tiled flooring and French doors opening directly onto the garden. The kitchen is fitted with a range of wall and base units incorporating a ceramic sink, electric oven with gas hob and dishwasher, together with space for further white goods and a fridge freezer. Velux windows above allow additional natural light to flood the room, and the vaulted ceiling complements the spacious feel.

The first floor provides a large and light landing with airing and storage cupboards. The principal bedroom is a generous room with oak flooring, extensive built-in wardrobes and a dressing room which could also serve as a study area. An en-suite shower room is fitted with a walk-in shower, basin, WC, underfloor heating and heated towel rail. There are two further double bedrooms on this floor, both with oak flooring, one benefiting from a built-in cupboard. The family bathroom is attractively appointed with slate wall tiles and aqua panels around the bath with rainfall and handheld shower fittings, together with a basin, WC and heated towel rails. A modern low-energy loft-mounted ventilation system serves the bathrooms and kitchen.

Stairs rise to the second floor where a versatile dual-aspect office or fourth bedroom enjoys excellent views towards Glastonbury Tor and across the cricket field. A mezzanine above provides additional useful storage.

## Outside

Externally, the property benefits from ample visitor parking to both the front and rear, together with a private parking space and a single garage fitted with light, power, an up and over door and Velux windows.

A private paved path leads to the front entrance, bordered by a neatly lawned front garden.

The suntrap walled garden is an attractive and private space featuring an ornamental pond, box hedging and raised wall borders planted with shrubs and herbs. Clematis climbs across trellis providing additional privacy, while external lighting throughout the garden creates a delightful setting for evening enjoyment. A side gate provides access to the garden and the garage.

Just beyond the garden walls, a private gated access leads from the close to a pathway providing access to the High Street, less than a five-minute walk away.





**About the area**

*Castle Cary is described by Sir Nikolaus Pevsner, the eminent architectural historian, as Somerset's prettiest town, set in beautiful, unspoilt countryside. The town is characterised by period buildings constructed of the distinctive honey-coloured stone for which the area is well known. It remains a delightful small market town with several traditional shops and boutiques within the Conservation Area, and a policy of strict planning control operates to prevent inappropriate development.*

*These shops cater for most everyday needs whilst Shaftesbury, Glastonbury, Street, Wells, Frome, Wincanton, Sherborne and Yeovil are all close by and Salisbury, Taunton, Bath and Bristol are within easy driving distance.*

*“The Newt in Somerset”, just outside Castle Cary, is home to beautiful countryside walks set on the grounds of a Georgian country estate. The estate has a Hotel & Spa, a Farm shop, restaurants and a house & garden shop.*

*On the outskirts of Castle Cary is the railway station with its direct line to Paddington, and the A303 Road link is a few miles south. There are excellent state schools in the area - Ansford Academy boasts excellent exam grades, and independent schools include the Sherborne and Bruton schools, Millfield, Wells Cathedral, Hazelgrove and Port Regis.*

**Services**

Mains gas, water, drainage and electricity.

**Tenure**

Freehold.

**Energy Performance Rating**

tbc

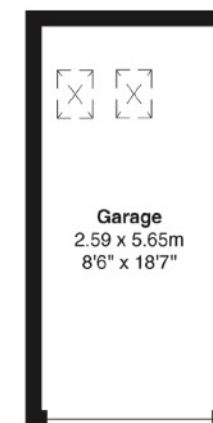
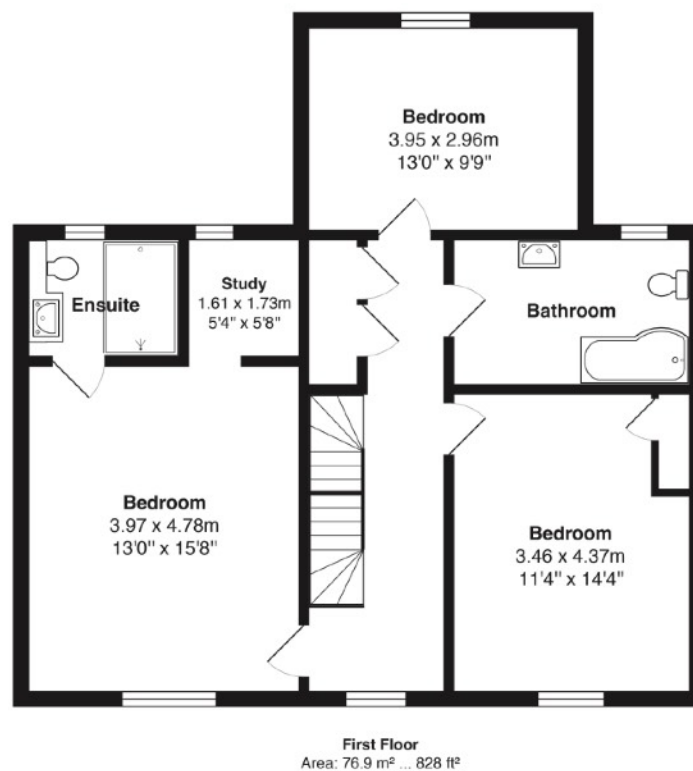
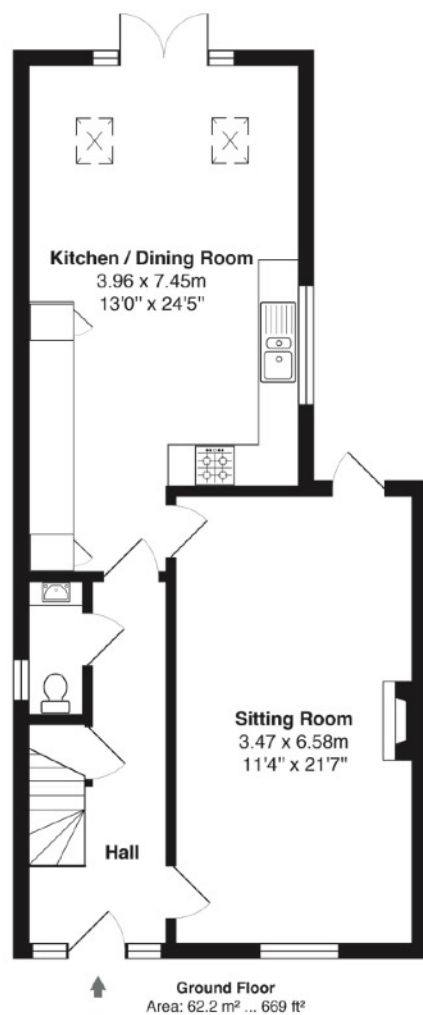
**Council Tax Band**

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## 9 Priorygate Court, Castle Cary

Approximate gross internal floor area of main building - 154.4 m<sup>2</sup> / 1,661 ft<sup>2</sup>



Area: 14.6 m<sup>2</sup> ... 158 ft<sup>2</sup>



**Second Floor**  
Area: 15.3 m<sup>2</sup> ... 164 ft<sup>2</sup>

**IMPORTANT NOTICE** - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

**VIEWINGS** - interested parties are advised to check availability and current situation prior to travelling to see any property.