

Approx Gross Internal Area  
126 sq m / 1359 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Bayford Hill Wincanton

Guide Price  
£365,000

A well proportioned Grade II listed Georgian semi-detached house offering characterful accommodation arranged over two floors, positioned in an elevated setting within easy reach of Wincanton town centre and the A303. The property enjoys a balance of period charm and practical living, with attractive views across the Blackmore Vale from the front-facing first floor rooms.

The house retains many original features typical of the Georgian era, including high ceilings, picture rails, traditional proportions and original fireplaces, all of which contribute to a sense of character and warmth throughout. The accommodation includes two reception rooms, three bedrooms, including a principal bedroom with en-suite facilities, along with a generous bath and shower room. To the rear of the house there is a good sized garden.

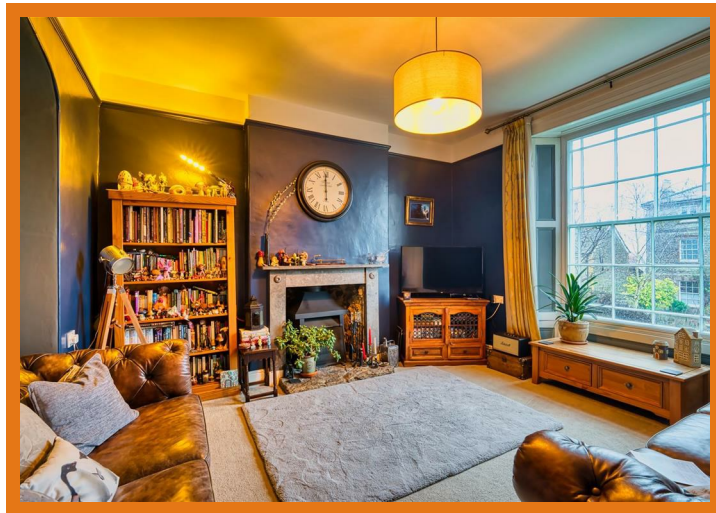
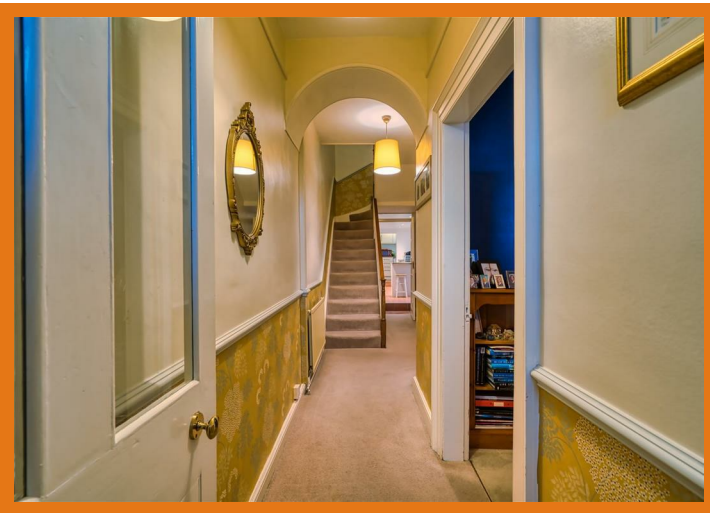
Bayford Hill is conveniently located for access to the town's shops, cafés and amenities, while also providing easy routes out into the surrounding countryside and wider South Somerset area. The slightly elevated position gives the property a pleasant outlook and a sense of separation from the town below.

The property is offered for sale with no onward chain, and a viewing is recommended to fully appreciate the accommodation, setting and character on offer.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	



**Accommodation**

**Inside**

The property is approached from the front via shared stone steps with the neighbouring house, which lead up to a pathway and the front door. This opens into an entrance hall which provides a welcoming introduction to the house, with stairs rising to the first floor and doors leading to the principal ground floor rooms. The sitting room is a comfortable and inviting space, featuring high ceilings, picture rails and a fireplace fitted with a wood-burning stove, creating a natural focal point for everyday living. The room enjoys good natural light and retains the traditional proportions expected of a property of this age.

The dining room is well proportioned and retains an open fireplace, making it suitable for both formal dining and everyday use. This room connects easily with the rest of the ground floor accommodation and works well for entertaining as well as family life. To the rear of the property, the kitchen is fitted with a good range of base and wall units, with integrated double oven, four-ring gas hob with extractor hood over, stainless steel sink with drainer and mixer tap, and space and services for a dishwasher and fridge. A door leads directly out to the rear courtyard and garden beyond. Beyond the kitchen there is a useful utility room providing additional storage and space for appliances, along with a ground floor cloakroom, adding to

the overall practicality of the layout.

Stairs rise to the first floor landing, which gives access to all first floor accommodation. There are three bedrooms, including two double rooms and a versatile third bedroom suitable for use as a guest room, study or nursery. The principal bedroom benefits from an en-suite fitted with a shower cubicle, wash hand basin and WC. The front-facing bedrooms enjoy the elevated position of the house with views across the Blackmore Vale, adding to the sense of space and outlook. The bath and shower room is of a generous size and fitted with a white suite comprising a panelled bath with mixer tap and shower attachment, a separate glass shower enclosure, wash hand basin and WC. The room also benefits from a heated towel rail, built-in storage and windows to the rear providing natural light.

**Outside**

To the front of the property there is an area of garden laid to lawn to one side of the approach, edged by mature shrubs and planting, adding greenery and interest to the frontage. Immediately to the rear of the house there is a small courtyard area with a stone outhouse providing useful storage. Steps lead up from here to the main garden, which is of a good size and predominantly laid to lawn, bordered by established herbaceous planting and shrubs. The garden offers a pleasant and relatively private outdoor space, positioned above the town below.

**Useful Information**

Mains water, electricity, drainage and gas central heating  
 Windows: timber  
 Tenure: Freehold  
 EPC rating: Exempt (Grade II listed)  
 Council Tax band: TBC  
 Offered for sale with no onward chain

**Location and Directions**

The property is located in Wincanton which is a small town in the south of Somerset and lies just off the A303 linking London and the South West of England. Mainline train stations close by in Templecombe, Gillingham, Castle Cary and Bruton. The town offers good shopping facilities from major supermarkets such as Lidl and Morrisons, in addition the town centre has many independent shops. There are many choices of takeaway providers, public houses, coffee shops and schools catering for all ages and there is a doctors surgery. Places of interest around the area include the famous Wincanton Race Course and the Stourhead House and gardens.

What3Words - agency.spreads.sends  
 Postcode - BA9 9LQ

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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 measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.