



Church Street, Wincanton, Somerset, BA9

Guide Price: £132,000

Leasehold

Church Street Wincanton, Somerset, BA9

 2  1  1  590 sq ft

First Floor Apartment

Two Bedrooms

Spacious Lounge/Dining Room

Far Reaching Views Over West Wincanton

Principal Bedroom Terrace

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ABOUT THE PROPERTY

A fantastic opportunity to purchase a spacious two-bedroom first floor apartment within the historic Lambrook house that sits prominently at the bottom of Wincanton High Street on the one-way system. A separate kitchen and lounge/dining room with fabulous views over West Wincanton from the master bedroom terrace make this home a real gem. A wonderful opportunity to make this apartment your forever home or the next step along the ladder of life.





THE ACCOMODATION

Entering the property, a cloakroom provides space for coats and shoes with a door into the lounge/dining room with a large bay window to the front, benefiting from secondary glazing, and an attractive feature fireplace and ample space for a dining suite. The gallery kitchen, with wood effect wall and base units, is fitted with an electric oven and hob with extractor, stainless steel 1½ bowl sink with drainer and space for a washing machine and fridge freezer.

A door from the lounge/dining room leads into the hallway providing access to the shower room and both bedrooms. The spacious master bedroom is fitted with built in wardrobes and cupboard space and French doors that lead out onto a decked terrace, with fabulous views of Wincanton, and space for a small table and chairs to while away the hours. A smaller single bedroom with window and built-in shelving sits next to the shower room with attractive grey tiles, WC, vanity unit, heated towel rail and corner shower with rainfall and hand attachment.

Maintenance Charges Management Company (Service Charge):

Firefly Property Ltd. The annual service charge is currently £1200 per year with a peppercorn ground rent of £1 per annum.



OUTSIDE

The apartment enjoys fabulous views across the West of Wincanton from the terrace accessed from the master bedroom.

Lambrook House sits back from the road at the bottom of Wincanton High Street on the left-hand side. Steps lead up to a large and imposing front door that provides access to the communal hallway via a phone entry system and push button lighting. Stairs lead to the first-floor apartment.

On road parking is available at the front of the property as well as free parking across the road at Churchfields Car park which provides long stay with no height restrictions and 24-hour access.

LOCATION

Wincanton is a small Somerset town lying just north of the A303 and offers a range of day-to-day facilities including doctors' surgery, post office, library, schools, independent shops, two supermarkets and convenience stores. It is approximately six miles from the main-line railway stations at Gillingham and Templecombe with services to London, Waterloo and Exeter. A few miles to the north are Castle Cary and Bruton, which are on the London Paddington line and the much-improved A303, which links with the M3, is literally minutes away and provides east-west road travel. Wincanton is a typical Somerset town close to many delightful villages and places of interest such as the Abbey town of Sherborne, the Cathedral City of Salisbury and the ancient hilltop town of Shaftesbury. The larger town of Yeovil is approximately 15 miles away.

What3Words///continued.compacts.revives



ADDITIONAL INFORMATION

Tenure: Leasehold term of 999 years from 25th December 1986

Council Tax Band: A

Local Authority: Somerset

Services: Electric Heating, Mains Water, Drainage, Electricity and Telephone all subject to the usual utility regulations.

Broadband & Mobile: Coverage for this property can be checked at: www.ofcom.org.uk/phones-and-broadband

Flood Check: www.gov.uk/check-flooding

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence cannot confirm that they are in working order.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	41 E	
21-38	F		
1-20	G		

VIEWING

Strictly by appointment with the agents at KingsLand Property.

Tel: 01963 34455

Email:

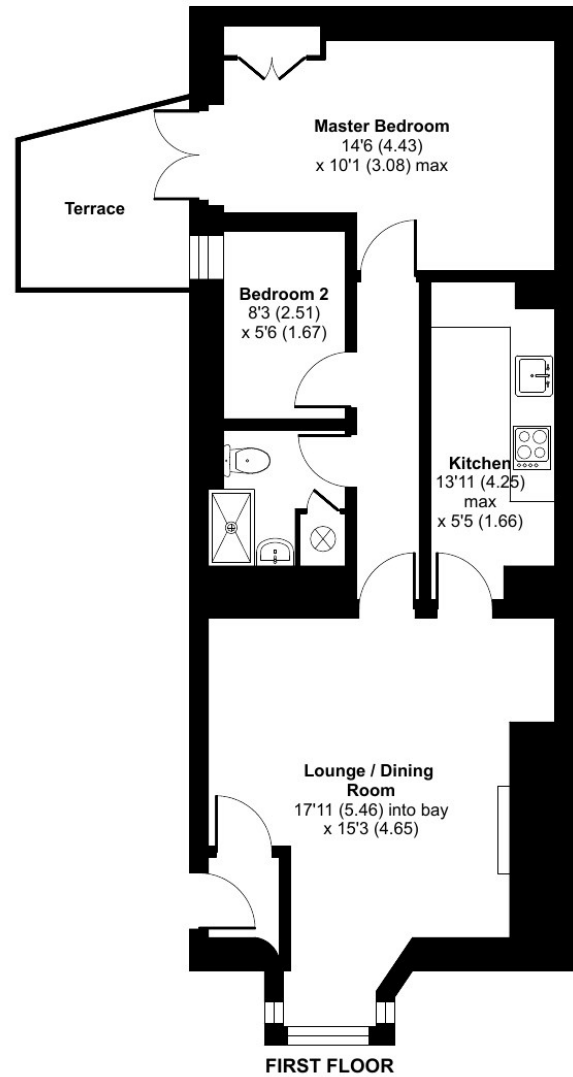
sales@kingslandproperty.com



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Approximate Area = 590 sq ft / 54.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1241364



KingsLand
Property & Land Agents

The Tythings Commercial Centre, Southgate Road, Wincanton,
Somerset, BA9 9RZ
Tel: 01963 34455
Email: sales@kingslandproperty.com

Hopkins Estates Ltd.
Company Number: 01312512
Registered Office: The Tythings Commercial Centre, Southgate
Road, Wincanton, Somerset, BA9 9RZ.
Registered in England.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.