



North Street, Wincanton, Somerset, BA9

Guide Price: £410,000

Freehold

North Street Wincanton, Somerset, BA9

 4/5  2  2  2,318 sq ft

18th Century Georgian Semi-Detached House

Grade II Listed

Four/Five Double Bedrooms

Modernised Kitchen/Breakfast Room

Garage Within Short Walking Distance

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ABOUT THE PROPERTY

A charming 18th century Georgian semi-detached house, constructed from local stone with a partially rendered exterior and recognised as Grade II listed. Rich in period character, the property features exposed beams, flagstone flooring and beautifully restored windows throughout, while also benefitting from newly fitted carpets. Offering four/five double bedrooms and well-balanced living accommodation, the house is complemented by attractive gardens to the front, side and rear, and a garage located nearby. Ideally positioned on North Street, the property is within easy walking distance of Wincanton's town centre.





GROUND FLOOR

The front door opens into a timeless drawing room, featuring exposed wooden beams, flagstone flooring, and an open inglenook fireplace, with sash windows to the front and side aspects. Wooden concertina doors open through to the sitting/dining room, creating a flexible and sociable living space. To the front, the dining area enjoys a sash window and an inglenook fireplace, while steps lead up to a comfortable sitting area with a rear-facing window and newly fitted carpet. From here, a rear entrance hall provides access to the first floor, the kitchen, and the garden via a stable door, as well as offering practical space for coats and shoes. The kitchen/breakfast room is well appointed with dove grey cabinetry, granite-effect worktops, and a central island incorporating a breakfast bar and integrated fridge. Additional features include a Rangemaster oven with five-ring hob and extractor, built-in dishwasher, double ceramic sink, solid oak flooring, and a generous larder. A separate scullery provides further worktop space and room for appliances, with access to the garden. A vanity basin and separate WC completes the ground floor.

FIRST FLOOR

The first floor continues the homes characterful appeal, with a split-level landing and galleried staircase. The principal bedroom is a generous double room to the front, benefitting from a large built-in wardrobe and a spacious en-suite bathroom, fitted in a traditional style with freestanding bath, high-cistern WC, basin, underfloor heating and a heated towel rail. There are two further double bedrooms on this level, both are well proportioned and have built-in storage, alongside a stylish shower room featuring a large walk-in shower, traditional tiling, WC, basin and heated towel rail.



SECOND FLOOR

Stairs rise to the second floor, where a useful study/potential fifth bedroom with built-in storage leads to a further double bedroom. This space embodies period charm, with sloping ceilings, exposed beams and a low-level front facing window.

OUTSIDE

The property is set in an elevated position, screened from the road by a brick wall and established planting, creating a sense of privacy. A paved pathway leads through the front garden, which is laid to lawn with mature shrubs and a holly tree, to the front entrance, where a climbing rose-bush covers the storm porch. The rear garden is a particularly attractive feature. A patio area adjoins the house, with a pathway rising to the tiered garden which is laid to lawn and interspersed with well-stocked planting beds and pebbled seating areas. The garden also benefits from established fruit trees offering the enjoyment of homegrown produce. At the far end, a wooden shed offers practical storage, complemented by a versatile additional outbuilding equipped with power and lighting. To the side of the property, a further garden area includes raised beds suitable for vegetable growing, along with an outside tap and electrical sockets. A garage is located nearby, within easy walking distance of the property.

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 and two supermarkets. 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 distance.

What3Words///boils.situation.richer



ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: E

Local Authority: Somerset

Services: Gas Central Heating, Underfloor Heating, Optic Fibre Broadband, Digital Nest Heating System, Mains Water, Mains 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 we cannot confirm that they are in working order.

EPC

This property is Grade II listed and is therefore exempt from the requirement to provide an Energy Performance Certificate (EPC).

VIEWING

Strictly by appointment with the agents at KingsLand Property.

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Email:

sales@kingslandproperty.com

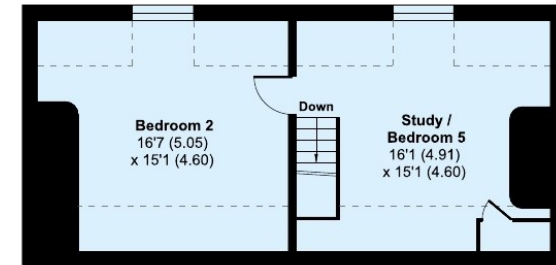
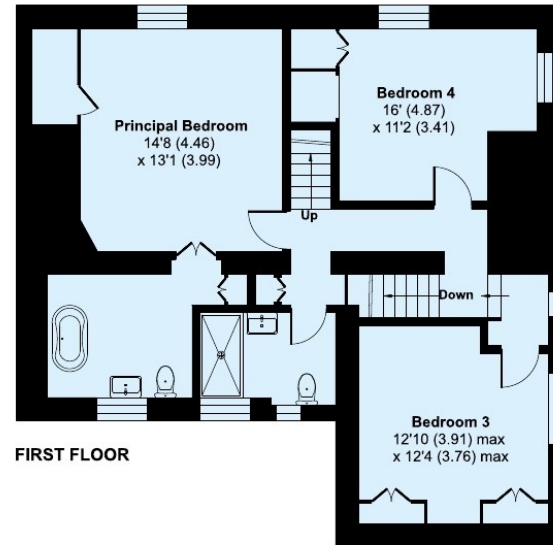
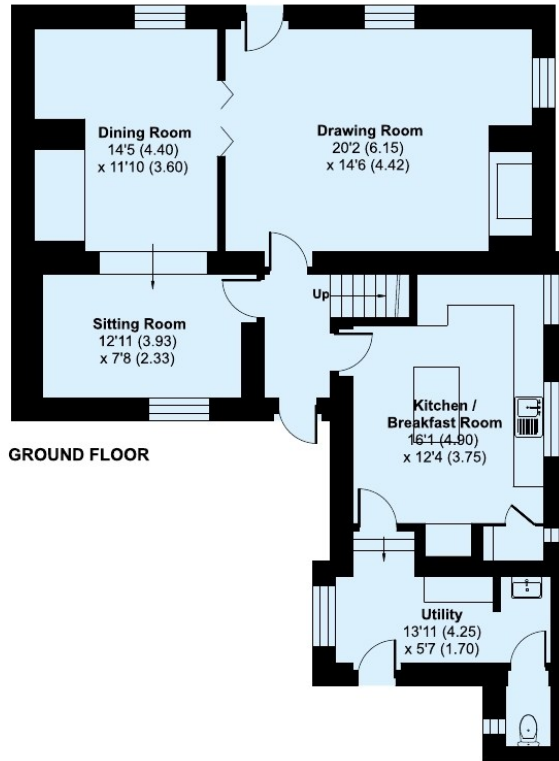
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Approximate Area = 2153 sq ft / 200 sq m

Limited Use Area(s) = 165 sq ft / 15.3 sq m

Total = 2318 sq ft / 215.3 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1441793





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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.