



Lambrook House, Church Street, Wincanton, Somerset, BA9

Guide Price: £100,000

Leasehold

Lambrook House

Church Street, Wincanton, Somerset, BA9

 2  1  1  452 sq ft

Two-Bedroom Top-Floor Apartment

Bright Kitchen/Living Room

Modern Shower Room

Electric Heating Throughout

Far-Reaching Rear Views

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ABOUT THE PROPERTY

Situated on the top floor of the historic Lambrook House, a former school building in the heart of Wincanton, this well-presented two-bedroom apartment offers light and airy accommodation with far-reaching views to the rear. The apartment has been modernised throughout and includes a bright kitchen/living room, a double bedroom, additional single bedroom and modern shower room, together with electric heating and on-street parking.





ACCOMMODATION

The entrance hall provides a useful storage cupboard and intercom entry system, with grey carpeting continuing through the apartment. The kitchen/living room forms the main living area, with a south-facing sash window providing plenty of natural light and views across the front. There is ample room for comfortable seating, while the kitchen is fitted along one wall with grey gloss cabinetry, an integrated oven and four-ring electric hob with extractor above. A checkerboard metro tile splashback complements the kitchen, with space provided for a fridge/freezer and washing machine.

Bedroom one is a generous double bedroom positioned to the rear of the apartment, benefiting from an electric heater and far-reaching views across the surrounding area. Bedroom two is a useful single bedroom with a front aspect and electric heating. The modern shower room is fitted with a shower enclosure and electric shower, WC and basin.

COMMUNAL AREA

Residents of Lambrook House benefit from access to a communal glazed balcony on the first floor, with a front-facing aspect overlooking Church Street. This provides a pleasant, shared area for relaxing and enjoying the outlook.



LOCATION

Lambrook House is conveniently situated at the lower end of Wincanton High Street, placing the town centre and its range of everyday amenities within easy reach. Wincanton is a small Somerset town lying just north of the A303 and offers a range of day-to-day facilities including a doctors’ surgery, post office, library, schools, independent shops and two supermarkets. The town is approximately six miles from the mainline railway stations at Gillingham and Templecombe, with services to London Waterloo and Exeter. A few miles to the north are Castle Cary and Bruton, both offering services to London Paddington. The A303, providing excellent east-west road links towards the M3 and the South West, is also readily accessible. Wincanton is surrounded by attractive Somerset countryside and is well placed for exploring the many villages and places of interest in the surrounding area, including the Abbey town of Sherborne, the Cathedral City of Salisbury and the ancient hilltop town of Shaftesbury. Yeovil is approximately 15 miles away.

Management Company: Firefly Property Ltd.
Annual Service Charge: £1
Annual Service Charge: approx. £1,200



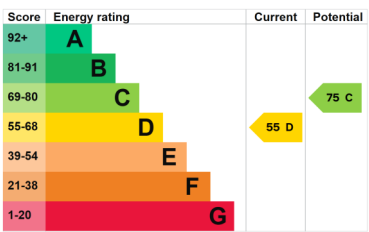
ADDITIONAL INFORMATION
Tenure: Leasehold term of 999 years from 25th December 1986 (approx. 959 years remaining)
Council Tax Band: A
Local Authority: Somerset

Services: Electric Heating, 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.



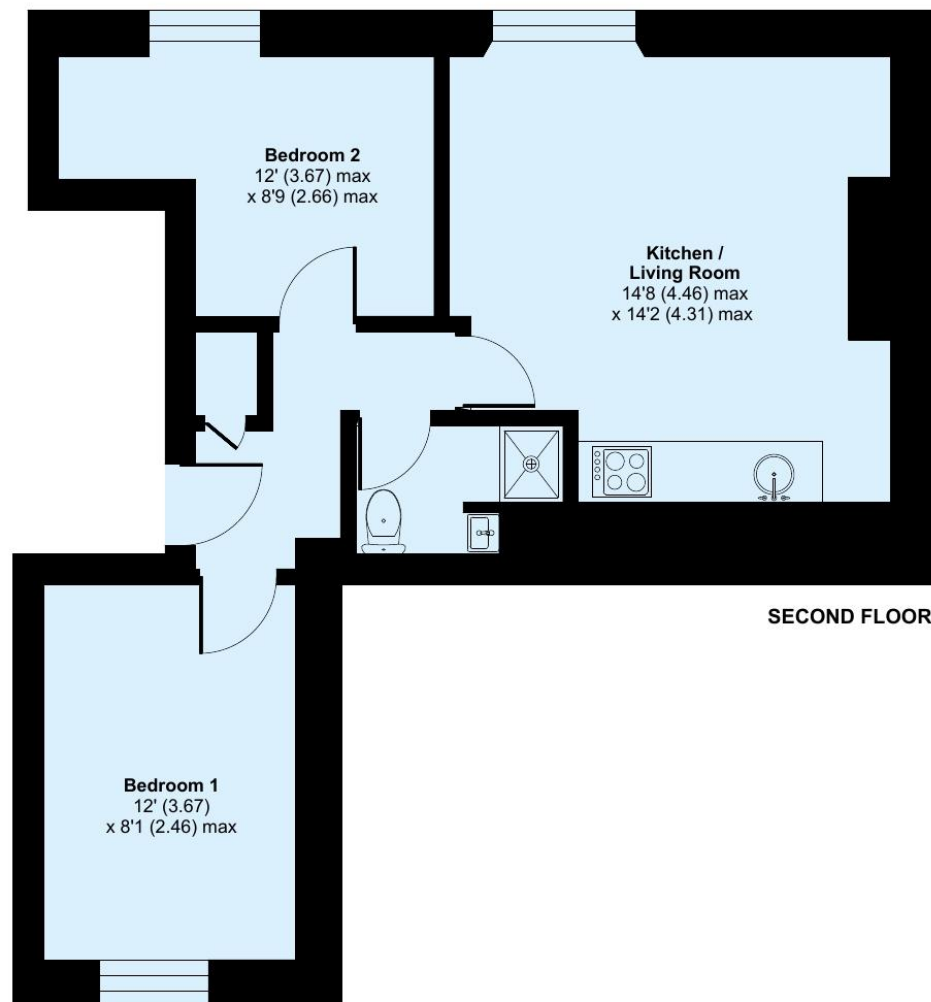
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VIEWING
Strictly by appointment with the agents at KingsLand Property.
Tel: 01963 34455
Email: sales@kingslandproperty.com

Lambrook House, Wincanton, BA9

Approximate Area = 452 sq ft / 41.9 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 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1528401



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KingsLand
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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.