



FOR SALE

38 Lower Street, Merriott, TA16 5NN

£280,000



ORCHARDS
ESTATES

16th Century, Grade II Listed Hamstone cottage which brims with charm from the flagstone floors to the thatch roof which benefits from a tastefully updated and modernised interior.

Each part of the property offers an insight to the history of this warm and inviting home, of special interest are the front, stone mullioned windows with ancient inscriptions and white witch runes.

The rear has been extended to create a comfortable dining area with a view to the rear garden and a modern kitchen with lots of storage and worktop space.

To the side of this is also a modernised utility area with the benefit of a downstairs WC, all designed to complement the character of the property.



£280,000



LOCATION

Merriott is an historic village with a vibrant local community, offering something for all ages. The village has an excellent range of local services including a Budgens, petrol station with post office, the Feed Station cafe, the Kings Arms with skittle alley, pharmacy, church, recreation ground, outdoor bowls club and both first school and pre-schools. Nearby Crewkerne, with a range of shops including a Waitrose Supermarket, is two miles away. Yeovil is only 7 miles away and offers a full range of high street shops and leisure activities. Originally based around three roads surrounding a large area of farmland, Merriott offers a wealth of footpaths, ideal for dog walking, through the heart of the village or in the beautiful surrounding countryside. The village lies four miles south of the A303 trunk road from London to Exeter and 16 miles east of the M5 at Taunton. A main line railway station for the London, Waterloo to Exeter line is at Crewkerne with trains leaving every hour.

Approach

Set on Lower Street, the property is accessed up a couple of steps to the external door which opens to the reception cubicle.

Living Space

You enter to the inner porch which provides a barrier between the pavement and the large sitting room. Once you enter the main living space, you are drawn to the impressive fireplace, catching a glimpse of the dining area which opens to the garden at the rear and then you notice the front stone mullioned windows. We would suggest you take a closer look at these talking points of interest. Into the rear extension which initially has room for a dining table with double doors providing access to the rear patio area with stone steps up to the

garden which is manageable and quite private. A modern kitchen with a breakfast bar and a separate utility room with plumbing and space for washing machines, etc as well as a very handy downstairs WC.

Upstairs

The upper floor houses two double bedrooms, with the main bedroom offering built-in storage. The recently refurbished shower room features a stylish walk-in shower, combining contemporary convenience with the cottage's historic charm.

Garden

The private rear garden is a peaceful space with initial loose gravel seating area which leads up a couple of steps to a lawned area bordered by mature plants. At the garden's end, there is a shed and a gate providing right of way to the outhouse, ensuring practicality alongside the privacy.

Material Information

- Freehold Property
- Grade II Listed Cottage
- Set within the Merriott Conservation Area
- Oldest Date as per inscription of 1607
- Council Tax Band: B
- No EPC (Exempt).
- Mains Gas, Water, Drainage and Electricity
- Currently the Owner Pays £816 per annum for insurance (Higos, Somerton).
- Any works carried out to the property were by previous owners, again the owner has sensibly obtained a Listed Building Consent indemnity
- Broadband up to 1,000Mbps
- Flood Zone 1: Low probability of flooding
- Selling as relocation due to work
- Thatch report as of November 2023 states that the roof is in good condition with an average score of 4.5 out of 5 and no forecast works required for approx 7 years (Tratt Brothers).



Directions

From the roundabout separating Knapp with Broadway and Moorlands Road with Lower Street, follow Lower Street for about 1/4 mile and you will see the eye-catching Orchards Estates FOR SALE Sign on the front wall. Knock on the door and one of our full-time locally based team will be there to show you around and answer any questions you may have.
<https://w3w.co/royal.proclaims.crumble>



Floor 1



Floor 2



Approximate total area⁽¹⁾

65.75 m²
707.7 ft²

Reduced headroom

2.57 m²
27.65 ft²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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