



**FOR SALE**

The Mill House, Moorlands Road, Merriott, TA16 5NF

£800,000



**ORCHARDS**  
ESTATES



Charming period residence set on the edge of the village yet offering a peaceful setting both internally and externally. Built circa 1640, this fine house has been home to the current occupants since 1997 and offers spacious accommodation over 3 floors as well as extensive outbuildings and a pretty stone-built walled garden which is very private and has a sunny disposition. Set on the very quiet Moorlands Road, the front is a very attractive Victorian brick facade with hamstone trimmings helping to create a strong sense of visually pleasing kerb appeal. The main living space offers a well-stocked kitchen which links to the garden/breakfast room. Off this is the very practical laundry room and of course the essential downstairs WC. The sitting room features an imposing Hamstone fireplace and will easily fit all manner of personal belongings. The library, again a very spacious room, is a great place if you feel the need to separate yourself from other occupants. Practicality abounds with the outside buildings which offer secure parking, lots of storage, a spacious and dry storeroom, extra-large home office and external utility room. If you are seeking a home which offers space, peace and quiet, yet within a walk to village amenities such as the general shop, hairdresser, chemist this could be ideal. At only a short distance to the main town of Crewkerne with all that is on offer, we feel this property deserves your attention and we are happy to arrange a viewing at your convenience.





## 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 off Moorlands Road, the property is at the edge of the village urban area and as such benefits from low levels of passing traffic whilst remaining within easy walking distance of the main village shop. To the side of the home is the entrance into the gravel laid driveway.

**Ground Floor** The main used entrance is to the rear, a set of double doors which provide access to the garden room. This in turn extends into the main kitchen area, which is the home to a recently refurbished 3 oven gas fired Aga. The entire rear of the house looks out onto the garden which is set against the backdrop of the impressive high stone walls. A practical laundry room can also be accessed from this space as well as the downstairs WC. The sitting room is an impressive space with two doors providing access directly from the breakfast area or the rear of the kitchen. A feature of the sitting room is the imposing hamstone fireplace with large wood-

burner and timber lintel. Two large front aspect windows provide natural light and a pleasant outlook to exterior foliage. A set of stairs are to the rear, and these provide access to the upper floor. The next room is the library, again a sizeable room and ideal as a separate space with its own smaller hamstone fireplace and front aspect windows. To the rear of this room are a set of double doors which take you to the entrance area which links by window to the kitchen and provides an external front door.

**First Floor** This space has been configured to create 3 bedrooms. The principal is a nice space with front and rear aspect windows and comes with the added benefits of en-suite and walk in wardrobe. The second bedroom is a large double, with a built-in wardrobe and has a window to the front of the property with views of a small wood. The third bedroom is single room. To the rear is the spacious main bathroom.

**Top Floor** Accessed up a narrower set of stairs and with a side aspect window providing natural light, the attic room is suited for visiting family and features exposed beams, low level side window. There are two dormer windows in the bedroom and a further dormer window in the bathroom. This space has been dressed with two beds and lots of space for additional furnishings. There is a full bathroom suite (unused) and built in storage to the eaves. A further space is accessed through a door to the exposed attic space, ideal for easy storage of suitcases, etc.

**Outbuildings** The longest building offers several parking bays and a open storage area, ideal for a caravan, boat or trailer. There is a large storage room to one corner. In the centre is the office which has been insulated and has heating. A further smaller room has been configured to house the chest freezer and an upright fridge.

**Driveway** Set over a loose gravel base, the driveway is spacious for several vehicles and offers plenty of space to turn. The area is dressed with mature borders and features a wide range of colourful, year round plants.



### Rear Garden

The garden is raised several steps up from the main walkway to the rear of the house and as such offers an elevated outlook from the living spaces. Set within high stone walls this space is very private and peaceful. Indeed, I was here taking photos, etc. at mid day and didn't hear a vehicle for about 15 minutes. The garden gains sun and has shade throughout the day.

### Material Information

- Freehold Home.
- Built in the 1640s.
- The property is NOT Listed.
- The property sits within the village Conservation Zone.
- Mains Gas, Drainage, Water and Electric.
- OFCOM: Ultrafast Broadband Available.
- The house curtilage falls within a designated Flood Zone Level 3. In 2014 a dam and flood drain-off scheme was completed, there has been no issue since the turn of the Century.
- As per the gov.uk website which provides this public information, the flood maps provided 'ignore the effect any flood defences shown could have'.

### Directions

In Merriott, look for the Budgens on the roundabout which meets at the junctions of Broadway, Knapp, Lower Street and onto Moorlands Road. Follow Moorlands Road past the Residential Home and keep going for a short distance. Practically the last house on the right-hand side is where you are going. Simply turn into the driveway and you will be met by one of our full-time colleagues who will accompany you on your visit and answer any questions you may have in relation to the property.  
<https://w3w.co/heave.miracles.nerd>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



**ORCHARDS**  
ESTATES

Approximate total area<sup>1)</sup>  
207.46 m<sup>2</sup>  
2233.08 ft<sup>2</sup>

Reduced headroom  
5.05 m<sup>2</sup>  
54.33 ft<sup>2</sup>

(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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