



**FOR SALE**

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

£800,000



**ORCHARDS**  
ESTATES

The Mill House is a charming period residence set in the edge of the village of Merriott, yet in a peaceful setting both internally and externally.

Within easy walking distance are the main village shop (a well-stocked Bugden's franchise), a hairdresser and a pharmacy.

Further up the village is a filling station, with a Post office and convenience shop.

Less than two miles away is the small town of Crewkerne, which has Lidl, Boots and Waitrose, and a railway station for trains to London Waterloo and Exeter.

Built circa 1640 as the home of a miller, this fine house has been home to the current occupants since 1997 and offers spacious accommodation over the three floors, as well as extensive outbuildings; parking under cover for up to three cars, an open storage area (ideal for a caravan, boat or trailer), a large storage room, extra-large home office and external white goods room for a fridge and chest freezer.

If you are looking for a home which offers space, peace and quiet, yet within a short walk to the village amenities this could be ideal. 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** To the side of the house are double gates leading into the gravel laid driveway which has space for several vehicles and turning. This area has mature borders and features a wide range of colourful, year-round plants. Turning right out of the gates leads directly onto the countryside. There are numerous interesting walks over fields and through woods almost next door.

**Ground Floor** The front door is on the side elevation nearest the entrance gate and opens into a covered porch, but the most used entrance is to the rear, a set of double doors which provide access to the garden/breakfast room. This in turn extends into the main kitchen area, which is home to a recently refurbished three oven gas fired Aga. Off this is the very practical laundry room and of course the essential downstairs WC. The entire rear of the house looks out onto the garden which is set against the backdrop of the

impressive high stone walls. The sitting room is through double doors and is impressive but welcoming. A feature of the sitting room is the imposing hamstone fireplace with large wood-burner and timber lintel. Two large sash windows provide natural light and a pleasant outlook to the wood over the road. A set of stairs are to the rear and these lead to the first 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 porch which links by window to the kitchen.

**First Floor** This has three bedrooms. The principal is spacious with front and rear windows and has an 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 of the house is a large bathroom with airing cupboard.

**Top Floor** Accessed up a narrow set of stairs and with two windows to the side of the house proving natural light, the attic room is suitable for visiting family and features exposed beams and 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 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.

## 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.
- As of 20th May 2024, the owner of the property forwarded a letter from the Environment Agency which classifies the house is situated within 15m of a High Risk of Surface Water Flooding, however, the property itself has been classified as Medium Risk (3.3% chance of flooding)



## Directions

In Merriott, look for the Budgen's 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>



### 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.

GIRAFFE360

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		



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