



**FOR SALE**

48 West Street, Crewkerne, TA18 8AZ

£242,500



**ORCHARDS**  
ESTATES

Very spacious home offering a lot of interior space with 2 sitting rooms, downstairs utility with separate shower room, upstairs are 3 bedrooms, including a dressing room and the family bathroom and the property comes with a private garage/workshop only a few steps from the front door.

Set within the protected Conservation area, this 200 year old, former commercial premises (shop, pub etc) was converted to a very spacious residence with bathrooms on both floors.

At only a short walk to the town or a slightly longer stroll to the train station this is a surprisingly large property in a central location with the added benefit of the private garage.

The property is very different from the usual options available and can only really be understood with an internal inspection.

£242,500



## LOCATION

Crewkerne is adorned with historical buildings and private houses, along with further developments over the past 40 years, it is an attractive town offering an excellent range of shops, pubs, restaurants, supermarkets including Waitrose, schools and churches as well as a main line rail connection to London Waterloo. Much of the surrounding countryside on the Somerset/ Dorset border is designated as an area of Outstanding Natural Beauty. The Market town of Bridport and the beautiful World Heritage coast are also within about half an hour's driving distance, along with Yeovil being a similar drive.

## Approach

Set on the junction of the A30 on West Street and Gouldsbrook Terrace the property fronts both roads and has main entrance from Gouldsbrook Terrace with side gated access also from this side to the rear garden.

## Ground Floor

Very spacious accommodation with initial reception hall which distributes to the main living spaces and with door opening to stairs to first floor. The first room is a spacious and angled sitting room with corner fireplace and set over a beautiful flagstone floor with ceiling beam. Next is the main hub of the house which is the open plan kitchen with breakfast bar, central island and huge living room with flagstone flooring and hamstone inglenook fireplace as well as several storage cupboards, ideal for the everyday needs such as a home for the Hoover. Accessed from here is to the spacious utility area (note the step as you walk out, its wonderfully worn). This has great storage and would be ideal as a boot room with rear access to the courtyard garden. There is additional storage

here, a downstairs full shower room with WC and laundry area.

## First Floor

Stairs to the landing with side window offering light initially brings you to the bathroom. Next is the 2nd bedroom which is accessed through a large walk through dressing room (this could really work well as an infant bedroom) and features some nice exposed Hamstone. The principal bedroom is a nice space with 2 windows and a feature fireplace. The 3rd bedroom is another double.

## Attic

This is a large space, with drop down ladder access from the landing and comes with boarding and light.

## Garage

Set just a few steps away from the entrance door, the garage is a former workshop and is wide enough and high enough to handle a fairly decent sized vehicle with room to work around the sides.

## Material Information

- Freehold Property, c. 200 years old
- Council Tax Band: D
- Private Garage which is extra wide and suitable as a workshop
- Mains Gas, Drainage, Water and Electric
- Last Gas Service March 2024
- EPC Rating: D
- The property sits within the Conservation area of Crewkerne
- Gas to Fireplace is capped
- Rear access is through a gated shared access path with separate private gate to courtyard garden
- Broadband: OFCOM Superfast Available
- Flood Zone 1: Low Flood Risk



## Directions

Walking from the centre of Crewkerne, using Market Square as your starting point, head West up Church Street, follow the road as it bends left and then past Oxen Road and Court Barton. The property will be found along here on the left hand side.  
<https://w3w.co/office.warbler.masses>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



**Approximate total area<sup>(1)</sup>**  
 221.88 m<sup>2</sup>  
 2388.26 ft<sup>2</sup>

**Reduced headroom**  
 38.27 m<sup>2</sup>  
 411.96 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.

GIRAFFE 360



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