



FOR SALE

Hermitage Street, Crewkerne, TA18 8EX

£250,000



ORCHARDS
ESTATES

Spacious Hamstone cottage which offers a lot of internal space as well as a generous, private and mature rear garden.

Offering 2 reception rooms and a large kitchen to the rear the property comes with 2 bedrooms on the first floor as well as the family shower room and on the top floor is the large attic room, ideal space for kids or visitors.

£250,000



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 back from the footpath with front wrought iron railings and gates. The Hamstone has an inscription just above the front door and window.

Living Space

A welcoming entrance distributes to the first room which is dressed as a dining room and features a large front window and fireplace. The rear reception room is further on and offers a great space for lots of large furniture items as well as stairs to the first floor with storage space under. Again, this room features a fireplace and to the rear a set of double glazed French doors and door to the kitchen. The kitchen is a galley style; however, it is worth mentioning that there is a lot of storage and workspace here as this room extends quite a bit back and even comes with a pantry area and under-cupboard lighting. With side windows and rear door this space opens out to the courtyard garden area.

First Floor

The stairs split at the landing. To the front is the principal bedroom, your eye is immediately drawn to the two large front windows which create a feeling of light and space. There are fitted wardrobes here and tucked away in the corner is a spare WC. To the rear of the first floor space then is the main landing with door opening to a further set of stairs. To the rear is a bedroom which would make a great home office with a view to the rear garden and then the family shower room with a large walk-in shower and two storage cupboards.

Attic Room

A spacious room with rear aspect velux type window and lots of eaves storage. A great space for the kids or visitors.

Outside Space

Immediately accessed from the property is the lower courtyard area which is usable year round. To the rear there is a storage space and then steps up to the pretty rear garden. The garden has a range of mature shrubbery central grass area and has been designed to be easily maintained and enjoyed, rather than having to work at all the time. There is a seating area for al fresco dining and to the very rear is a raised garden with hedging and storage shed.

Material Information

- Freehold Property
- Council Tax Band: B
- EPC Rating: F
- Mains Gas, Drainage, Water and Electric.
- Flood Zone 1: Low Risk.
- SuperFast Broadband Available.
- On street parking available.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92-100	A	1-10
B	81-91	B	11-20
C	69-80	C	21-30
D	55-68	D	31-40
E	39-54	E	41-50
F	21-38	F	51-60
G	1-20	G	61-70

AWAITING EPC



Directions

Situated on Hermitage Street between Dairy Court and Mulberry Gardens. There is normally plenty of parking by the roadside.

<https://w3w.co/cotton.diamond.uplifting>



Approximate total area⁽¹⁾

84.88 m²
913.61 ft²

Reduced headroom

2.53 m²
27.25 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.

GIRAFFE360

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