



**FOR SALE**

Lower Street, Merriott, TA16 5NN

£255,000



**ORCHARDS**  
ESTATES

This delightful two-bedroom Grade II listed cottage is perfect for professionals, young families, or anyone seeking a charming, character-filled home in a welcoming village setting.

With its combination of historic charm, modern comforts, and excellent garden space, this property in Merriott is a rare find that offers an exceptional quality of life.

With its beautifully preserved features, spacious garden, and idyllic location, this property is an ideal retreat for those seeking a tranquil village lifestyle with easy access to modern amenities.

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## 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 and mainline train station, 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** Charming Hamstone cottage with a lot of kerb appeal under a thatch roof with a few steps up to the timber front door.

**Downstairs** Living Room: Step into the inviting living room, where a front aspect window fills the space with natural light, creating a warm and welcoming atmosphere. The room features a charming fireplace, complete with an electric wood burner, perfect for cozy evenings in. The staircase is conveniently located within the living room, leading to the upstairs bedrooms. Kitchen: Through the living room, you'll find the well-equipped kitchen. This space offers ample countertop and storage space, making it ideal for

preparing meals. A back door opens directly onto the garden, providing easy access to the outdoors and allowing for a lovely flow of fresh air and light.

**Upstairs** Bedrooms - The cottage offers two bedrooms. The first is a generously sized double bedroom, perfect for a restful night's sleep. The second bedroom is a comfortable single, ideal as a guest room, study, or nursery. Bathroom: The bathroom is also located upstairs, featuring a functional layout with a bath, shower, toilet, and sink. It provides all the essentials for your daily routine in a neat and tidy space.

## Material Information

- Freehold Property
- Grade II Listed Cottage
- Set within the Merriott Conservation Area
- Council Tax Band B
- No EPC (Exempt).
- Mains Gas, Water, Drainage and Electricity
- Flood Zone 1: Low probability of flooding

## 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/runner.readjust.merely>





Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

46.78 m<sup>2</sup>

503.54 ft<sup>2</sup>

**Reduced headroom**

0.13 m<sup>2</sup>

1.4 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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