



FOR SALE

Old Farm Walk, Merriott, TA16 5AB

£297,000



ORCHARDS
ESTATES

Discover the perfect blend of rustic charm and contemporary living in this beautiful two-bedroom end of terrace barn conversion which is tucked away in a quiet cul de sac in Old Farm Walk in Merriott.

With an open-plan floor plan downstairs and a delightful courtyard garden, this home offers a unique and stylish living experience just moments away from local amenities.

£297,000



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.

Downstairs Living

Beautifully designed open-plan living with patio doors to the front and rear of the room.

The kitchen, dining and living space blends perfectly modern convenience and comfortable living.

The fitted kitchen has quartz worktops, with a tiled splash back and also fitted with a 4-ring gas hob, built-in double oven, microwave, a fridge freezer, dishwasher, and washer dryer.

The downstairs living space benefitting from with under floor heating and Karndean flooring fitted

throughout.

There is also under stairs storage next to the downstairs wc. In the hallway the gas boiler is located in the cupboard.

This versatile and spacious area with plenty of storage is the heart of the home, offering a seamless flow for both everyday living and entertaining.

Upstairs Living

The upstairs hallway has two Velux windows, giving a light airy feel to the hallway. There are two well-proportioned bedrooms (bedroom one also has the benefit of a Velux window).

The bathroom has a large walk-in shower, with extractor fan and large cupboard space for storage.

Rear Garden

Step outside in this charming, sunny courtyard garden. Awash in natural light throughout the day, this outdoor space is the perfect place to enjoy a leisurely meal, tend to your favourite plants, or simply relax and soak up the sun.

Designed for ease and simplicity, the courtyard's low-maintenance layout ensures that you can spend more time enjoying the garden and less time tending to it.

The property also benefits from 2 car parking spaces to the front of the property.

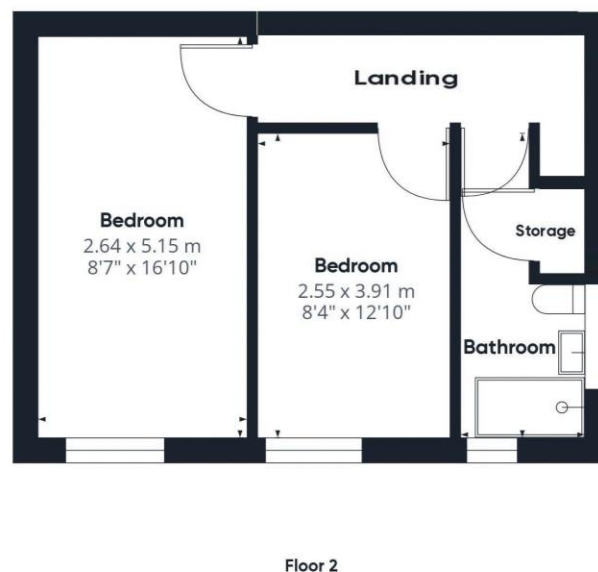
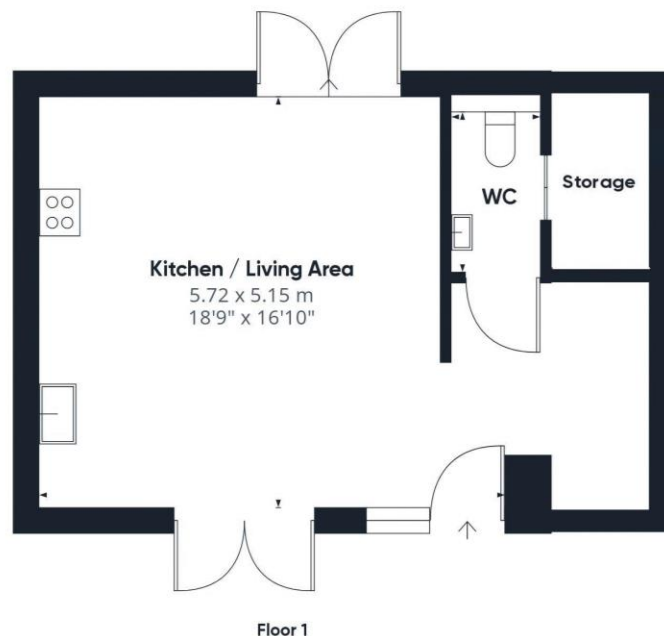
Material information

- Freehold Property
- Council Tax Band: C
- EPC Rating: C
- Mains Gas, Drainage, Water and Electricity
- Gas Fired Boiler – Serviced annually.
- Service Charge of £20 PCM
- Flood Zone 1: Low Risk



Approximately halfway along the Broadway traffic calming system, you turn into Orchard Drive. At the end of the terrace houses (on left), turn into Old Farm Walk.

Find this property through the What3Words App - <https://w3w.co/retail.cooking.polices>



Approximate total area⁽¹⁾
61.61 m²
663.16 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		111 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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