



Shiremoor Hill, Merriott, TA16 5PH

£375,000



ORCHARDS
ESTATES

Idyllic Ham Stone cottage which has been renovated and updated by the current owners in recent years. The deceptively spacious accommodation comprises entrance porch, country fitted kitchen with original Blue Lias flagstone flooring and an Aga, 20" dining/family room, sitting room with log burner, cloakroom and utility room on the ground floor.

To the first floor there are three bedrooms and a family bathroom. The mature and private, well-stocked gardens are a particular feature - larger than one would expect in a village property with the benefit of backing onto open countryside and farmland.

We would highly recommend an internal inspection to appreciate what this cottage has to offer.

£375,000



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 petrol station with post office, a general stores, newly refurbished pub with skittle alley, pharmacy, both primary school and pre-schools and a cafe. 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

Approached via a set of stone steps, the original timber front door with antique-style knocker. The entrance hall features a traditional flagstone floor, with doors leading to both the Sitting Room and the Kitchen.

Ground Floor

Lounge: A light-filled reception room featuring a front-aspect double-glazed window with bespoke shutters, offering both privacy and style. The focal point is a charming feature fireplace with an inset log burner and timber mantle—perfect for cosy evenings. Additional amenities include a TV point, telephone point, and a radiator for year-round comfort.

Kitchen: A well-equipped kitchen featuring a front-aspect double-glazed window that fills the space with natural light. It offers a range of wall and base units with solid wooden worktops and a one-and-a-half

bowl ceramic sink. Blue Lias flagstone flooring adds character and durability, while an oil-fired Aga provides a traditional focal point. Additional features include inset spotlights, a radiator, plumbing for a dishwasher, and space for an American-style fridge/freezer. An open archway leads seamlessly to the adjoining Dining Room

Dining Room: A versatile space with wooden laminate flooring and ample room for a large dining table—ideal for entertaining or family gatherings. French doors open directly onto the garden, creating a seamless indoor-outdoor flow, while additional doors provide access to the utility room.

Utility Room: Featuring a slate tiled floor, this practical space includes access doors to both the cloakroom and additional utility storage. A stable door opens to the side aspect garden, offering convenient outdoor access and a touch of rustic charm.

Cloakroom: Side aspect double glazed window, half height tiling, tiled flooring, wash hand basin and close coupled WC.

First Floor Living

Landing: Rear aspect double glazed window, stairs from the ground floor, loft access and doors to:

Bedroom One: A well-proportioned double bedroom featuring a front-aspect double-glazed window with fitted shutters. Inset spotlights provide a clean, modern finish, while a radiator ensures comfort throughout the seasons.

Bedroom Two: This room features a front-aspect double-glazed window with fitted shutters, inset ceiling spotlights, and a radiator—offering a bright, functional space with a clean, contemporary finish.

Bedroom Three: Positioned at the rear of the property, this room features a double-glazed window with fitted shutters, inset ceiling spotlights, and a radiator offering a peaceful retreat with a clean, contemporary finish.

Bathroom: A well-appointed space featuring side and rear aspect double-glazed windows for natural light and ventilation. The room includes tiled flooring, inset ceiling spotlights, a bath with mixer taps and shower over, a wash hand basin, close-coupled WC, and a heated towel rail for added comfort.



Rear Garden

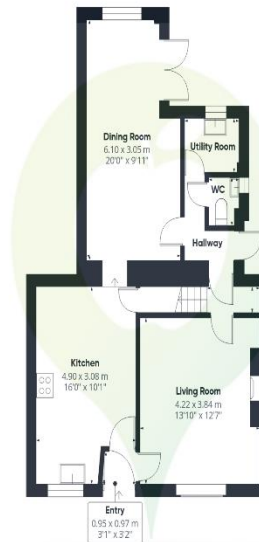
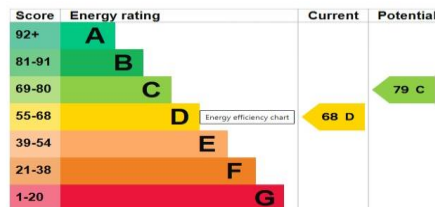
The rear garden is fully enclosed with wood panel fencing and mature hedging, offering privacy and a sense of seclusion. Provides versatile outdoor space suited to both relaxation and recreation.

Directly accessible from the back door, a gravelled area creates an ideal spot for alfresco dining. Steps lead up to the main garden, planted with mature shrubs and trees.

The garden backs onto a vegetable field with spectacular views and includes a lockable garden shed offering practical storage and potential for hobby gardening.

Material Information

- Freehold Property
- EPC- E
- Council Tax Band- B
- Mains Water, drainage, water, Electricity and Gas
- Oil Fed Aga
- Combi Boiler situated in the utility room
- Log Burner in the lounge
- Floodzone-Flood zone- Flood zone 1- Low risk of flooding from rivers and seas
- Broadband- Ultrafast 1800 mbps



Floor 1



Floor 2



Approximate total area⁽¹⁾

90.6 m²

975 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

01460 477977 or 01935 277977

www.orchardsestates.com



ORCHARDS
ESTATES

Orchards Estates, 11 North Street Workshops, Stoke sub Hamdon, TA14 6QR

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.