



Lower Street, Merriott

An attractive mews-style hamstone barn conversion with pretty lower-maintenance rear garden and double garage.

Guide Price
£415,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

Lower Street, Merriott, Merriott, TA16 5NW

- Mews-style barn conversion with double garage
 - Pleasant village location
- Attractive lower-maintenance rear garden
 - Double garage with electric roller door
 - Four bedrooms, family bathroom
 - Exceptionally spacious hallway
 - Beautifully modernised fitted kitchen
- Sitting room with woodburning stove and slate hearth
 - Spacious dining / family room
- Separate garden room / conservatory overlooking the rear garden

Viewing strictly by appointment
Symonds & Sampson
01460 200790





The Property

The property has undergone a number of recent improvements by the current owners, including a new boiler, pipe work and radiators, re-wiring with additional power sockets and LED lighting and the replacement of the majority of the windows and front door. However, still allows further scope for those wanting to make the most of the versatile layout and good proportions.

The front door leads you into a particularly spacious hallway, with room for a comfy seat, settee or other furniture including space under the stairs. To one side a useful downstairs shower room with WC and dual fuel towel rail gives you a handy set of ground floor facilities. The sitting room is located at the front of the property making the most of the afternoon and evening sunshine. The current vendors have added a new wood-burning stove during their ownership with slate hearth, and large double doors open through to a particularly spacious dining room which can double as a family room with space for extra furniture or room to work from home perhaps. Beyond, doors open to a separate garden room with polycarbonate roof and a lovely outlook over the attractive rear garden.

The kitchen also looks out on to the pretty rear garden and has been recently refitted with a lovely range of soft blue units including floor and wall mounted storage cupboards and drawers, with work surfaces

over incorporating space for both washing machine and dishwasher, and integrated fridge. The current Aga can be included in the sale but if not, would leave space and point for a gas range cooker if you prefer. Recessed spotlights give a sleek modern looking to the lighting. The boiler is discreetly tucked away to one corner. There is a handy porch accessed from the kitchen, ideal for extra undercover storage of coats etc and with a stable door leading to the garden. There's also room for a freestanding freezer and tumble dryer.

First Floor

Upstairs there are four bedrooms, all with exposed original beams. The master bedroom is a lovely bright dual aspect room with a large oak wardrobe, and there is a second double room overlooking the rear. The two further bedrooms are great for children, visitors or as hobby rooms / dressing rooms. There may also be scope to create an en suite shower room to the master bedroom subject to the necessary alterations and regulations. The current family bathroom is a light room with a white suite with dual-fuel towel radiator to one side.

Outside

To the front are well maintained lawn areas, with low level box hedging and topiary and a path leading to the front door.

To the rear is an attractive well maintained courtyard garden, with newly created timber raised beds, paving and pebble areas for ease of

maintenance. A recently replaced timber gate leads to the shared access at the rear, which in turn provides access to the double garage with remote controlled roller shutter door and 2 x 13 amp sockets are available for charging a vehicle but this could be upgraded if needed.

Situation

Merriott village has an excellent range of local services including a garage, a petrol station, two general stores, a post office, pub, a pharmacy (which will collect prescriptions and deliver medicines), and a pottery. There is a church, a chapel, and a village hall, tithe barn and social club which are all host to a wide range of activities. There is also a recreation ground with junior and senior play areas, cricket and football pitches, tennis courts and a bowling green, separate squash club and court. The village also has its own pre-school and First school. Merriott has excellent road links to both the A303 and A30, both of which lie within a short drive. Crewkerne is a traditional market town with a range of shops including a Waitrose Supermarket who deliver locally, and a main line railway station for the London, Waterloo to Exeter line.

Services

Mains gas, electricity, water and mains drainage are connected. Ultrafast broadband is available.

Mobile signal is available outdoors from all four major providers, although indoors you may find you don't receive a signal from EE. Information from Ofcom.org.uk.

Tenure
Freehold

Council Tax
Council Tax Band E - Somerset Council

Property Information

There is a right of way across Tail Mill Lane for access, and for neighbours to gain access to their own garages across the shared driveway area at the rear.

Flooding - the government's flood risk assessment <https://check-long-term-flood-risk.service.gov.uk/risk> gives the flood risk of an area, not a specific property. The property is in a very low risk area for flooding from rivers and the sea. The website suggests that the property lies in an area with high risk of surface water flooding. However, the owners report there have been no issues with flooding during their ownership.

The property is located in a designated conservation area.

As the property is located within the village, there are various planning applications in the area which can be viewed on the following link by entering the property postcode and using the planning overlays on the left hand drop down box <https://shared.xmap.cloud/?map=f7719ede-aa3f-4b98-9a50-533784c16da9>. The vendors are not aware of any planning applications that would detrimentally affect the property.

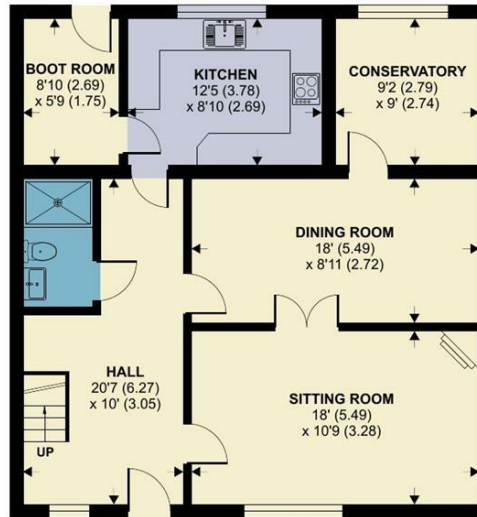


Lower Street, Merriott

Approximate Area = 1411 sq ft / 131 sq m
Limited Use Area(s) = 34 sq ft / 3.2 sq m
Garage = 279 sq ft / 25.9 sq m
Total = 1724 sq ft / 160.2 sq m

For identification only - Not to scale

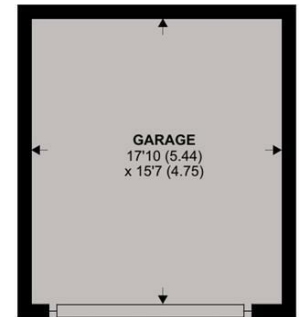
Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlicecom 2024. Produced for Symonds & Sampson. REF: 1118074



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions

From the centre of Merriott at the mini roundabout near the grocery store, turn onto Lower Street heading north and proceed for c.475m and the property can be found on the right hand side, just before the turning to Tail Mill Lane.

ILM/KJS/03/05/2024



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