

Symonds
& Sampson



25 Lower Street
Merriott, Somerset

25 Lower Street

Merriott
Somerset TA16 5NL

A quirky and characterful cottage with a cosy feel and flexible living space.



- Character cottage in the heart of the village
 - Extended to rear
- Good size, well-stocked garden
- Useful external utility room
- Flexible accommodation
- Additional first floor reception room / optional guest bedroom

Guide Price £210,000

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

Full of charm, this extended cottage is offered for sale with no onward chain and offers more than initially meets the eye. Perfect for those looking for a character home close to village facilities, the first floor extension at the rear gives you the flexibility of an extra reception room opening onto the garden, or extra room for visiting friends and family.

ACCOMMODATION

A stable-style door opens into a lovely sitting room with stone inglenook fireplace and multifuel burner for a cosy glow, and ceiling beams giving a cosy feel. Adjoining is an attractive country-style galley kitchen with a range of blue shaker style units and rustic, coloured tiling. The beech worktops incorporate a granite section and belfast style butler sink with period tap. Practical and hardwearing slate flooring flows through from the sitting room to the kitchen. Under the worktops there is space for two appliances, including a dishwasher and slimline fridge. A fold-down breakfast bar provides an optional informal space to eat in the kitchen and tucks away when not needed.

On the first floor the two original bedrooms are located to the front of the cottage, the larger double room have a useful built in alcove formerly used as a wardrobe with hanging space. The modernised bathroom is naturally lit from a skylight window at the rear and includes an attractive heritage style suite with bath and electric Mira shower over, wash hand basin and WC all finished with neutral tiling. Beyond the landing, a previous extension has created a versatile extra room that overlooks and opens out onto the rear garden at first floor level via french doors. Whether you wish to use this as an extra reception room, home office or guest bedroom, it is a good size L-shaped room suitable for many uses.

OUTSIDE

The property is approached from the village pavement up a few small steps to the front door. At the rear there are two points of access from the cottage to the outside. The french doors at the rear of the sitting room give access to an undercover walkway where a right of way exists for this cottage to reach the

end of the terrace, and to access stone steps at one end leading up to the main area of garden above. The undercover walkway also provides access to the useful utility room, part of the cottage extension carried out in the early 2000's. This has plumbing for a washing machine, space for a freezer, power and light and is connected to the central heating system with a radiator to keep the chill off the room. Above, the gardens are also accessible from the first floor extension which has french doors opening out at the same level.

The garden is a good size and enjoys plenty of sunshine. Perfect for those who appreciate their garden, it has clearly been loved and is well laid out with meandering well-stocked borders surrounding a central lawn with useful timber shed to one corner. Close to the rear of the cottage is a further access gate through which both this property and the neighbours have a right of way.

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 primary 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.

DIRECTIONS

What3words:///grove.spokes.most

SERVICES

Mains electricity, gas, water and drainage are connected. Gas central heating.

Ultrafast broadband is available in the area. Mobile signal indoors may be limited

or unavailable and you may prefer to use Wifi calling, although outdoors you should receive a signal from all four major networks. Information provided by Ofcom.org.uk

MATERIAL INFORMATION

Somerset Council Tax Band B

The property is located within the village's designated Conservation Area and as a result there has been various planning applications in the vicinity. These can be viewed on the Somerset council property portal and the office is happy to provide a link and guidance if a buyer would like to view these online prior to making an appointment to view. However, the vendors are not aware of anything that will affect this property.

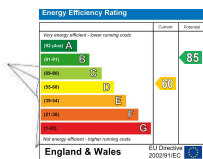
The vendors intend to leave the current freestanding cooker, and other items may be available by separate negotiation.

The vendors believe there may have been a chancel repair liability at some point but they are not sure and buyers are advised to check this via their own legal representative.

The vendors are aware that at some point historically the rear boundary may have altered but that no disputes or disagreements arose. Again, this can be checked via your legal representative.

As is common, the title register contains mention of various rights, easements and covenants and we are happy to provide a copy of this upon request should a buyer prefer to check these with their legal representative prior to making an appointment to view.





Lower Street, Merriott

Approximate Area = 618 sq ft / 57.4 sq m

Outbuilding = 48 sq ft / 4.4 sq m

Total = 666 sq ft / 61.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1209759



ILM/JH/070225



01460 200790

ilminster@symondsandsampson.co.uk
Symonds & Sampson LLP
21, East Street,
Ilminster, Somerset TA19 0AN



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT