

A photograph of a two-story stone house with a dark grey tiled roof and two brick chimneys. The house has several white-framed windows, some of which are partially covered by ivy. A large, leafless weeping tree stands to the right of the house. In the foreground, a stone wall runs across the frame, with various shrubs and bushes growing behind it. The sky is blue with some white clouds.

Symonds  
& Sampson

49 Lower Street  
Merriott, Somerset



# 49 Lower Street

Merriott  
Somerset TA16 5NN

This attractive stone cottage, with its adjacent barn / double garage and westerly facing garden offers lots of options and plenty of potential to make it your own.



- Period cottage in pleasant village
  - Three double bedrooms
  - Dual aspect sitting room
  - Separate dining room, kitchen
- Conservatory, downstairs cloakroom
- UPVC double glazing, gas central heating
  - Driveway parking, gardens
- Large adjacent barn / garage with scope for conversion
  - Council Tax Band E

Guide Price £450,000

Freehold

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## THE PROPERTY

Formerly two cottages built around the turn of the century, these were incorporated into one house many years ago to create a well-proportioned home which now offers some scope for improvement. Of particular note is the sizeable barn to one side which was believed to have historically been a separate property altogether but has been adapted over the years to create a good size double garage / workshop. Although it now needs work it offers a new owner plenty of scope for lots of different uses subject to planning permission, whether you need space for vehicles, hobbies or annexe potential.

## ACCOMMODATION

Although on a day to day basis you are most likely to use the back door, the front door of the cottage opens into a small entrance lobby with downstairs cloakroom.

To one side of the entrance lobby is a separate dining room. Beyond is a fitted kitchen with nice outlook over the garden. The kitchen is fitted with a range of cream shaker style units comprising floor and wall mounted storage cupboards and display units, with work surfaces over incorporating stainless steel sink unit. Under the stairs are two handy cupboards for household items and plumbing for a washing machine. There is space within the units for a gas cooker and a further space for an additional under surface appliance. Beyond the dining room, a door opens into a spacious sitting room with a dual aspect, letting light in from the east and west. The sitting room has a brick built fireplace which houses an enamel gas real flame fire. To the rear a door opens into a UPVC double glazed conservatory with triple aspect windows, overlooking the garden. There is power connected to the conservatory and doors onto the patio.

On the first floor a landing houses the airing cupboard with gas wall mounted Vaillant boiler. All three bedrooms are doubles, with two large double bedrooms and a smaller double at the rear with a deep fitted wardrobe to one corner. The main bedroom has two double fitted wardrobes with louvre doors and a central dressing table area.

The family bathroom is fitted with a white suite including concealed cistern WC and vanity wash hand basin, and panelled bath with electric Mira shower over.

## OUTSIDE

To the front of the cottage there are lawned gardens, with central pedestrian gate and pathway leading up to the front door. To one side double timber gates open onto a driveway providing parking and access to the detached barn / double garage which is some 34'4 feet in total length and a maximum width of 16'6. There is power and light connected. There are two up and over doors to the front and a side door opening into the garden. A substantial patio area to the side of the cottage is screened by a stone wall with solid timber gateway leading from the front driveway. Adjoining the cottage wall is an aluminium wall mounted greenhouse. The patio wraps around the rear of the cottage, joining up with the conservatory and rear kitchen door. To one side, the former wash house is now a useful garden store, and steps lead up from the patio to a lawned garden. This is edged with flower and shrub borders. There is a mature tree and a timber garden shed to one side.

## 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.

## DIRECTIONS

What3words/////conducted.nutrients.escapes

## SERVICES

Mains gas, electricity, water and drainage are connected.

Ultrafast broadband is available in the area. Mobile signal indoors may be limited or unavailable and you may prefer to use Wifi calling. However, outdoors a mobile signal is likely from all four major networks. Information provided by Ofcom.org.uk

## MATERIAL INFORMATION

Somerset Council Tax Band E

The property is located in a designated conservation area.

The property is currently let and the tenant has been given notice which we are informed expires on 31st May 2025.

As is often the case, the garage roofing sheets may contain asbestos.

PLEASE NOTE The garden and internal photographs were taken in 2020 and we are unable to update them until the property becomes vacant. These photographs are provided as a guide only and buyers should be aware that the property now does require improvement.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B (83-85)		
C (81-82)		
D (79-80)		
E (77-78)		
F (75-76)		
G (73-74)		
England & Wales		
EU Directive		
2002/91/EC		

## Lower Street, Merriott, TA16 5NN

Approximate Area = 1383 sq ft / 128.4 sq m

Garage = 545 sq ft / 50.6 sq m

Outbuilding = 86 sq ft / 7.9 sq m

Total = 2014 sq ft / 187.1 sq m

For identification only - Not to scale



ILM/AJW/280225



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