



Symonds
& Sampson

Merchants House

Market Square, Crewkerne, Somerset

Merchants House

Market Square
Crewkerne
Somerset TA18 7LE

Stylish and quirky, this stunning mews-style residence is tucked away in a private and secure position within the pretty market town centre,



- Grade II listed mews-style residence
 - Secure, tucked-away position
- Town centre facilities on your doorstep
 - Beautifully presented
- Unique, character accommodation

Guide Price **£330,000**

Leasehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

The perfect pied-a-terre or low maintenance pad for period home-lovers - this Grade II listed home has been imaginatively created from the former servants quarters at the rear of a prominent Georgian property. The property has been extensively and sympathetically improved in line with the necessary regulations, retaining much of the original character features with a sprinkling of contemporary chic. Tucked away behind a secure communal entrance way, it has a beautiful outlook at the rear over the period rooftops towards the parish church, and yet lies within easy reach of all the town centre facilities including high street stores, Antique shops, the local Waitrose store and Aquacentre Pool and Gym complex.

ACCOMMODATION

Much of the original character has been saved, including stone skirtings, sash windows with solid oak window sills and flagstone floors, whilst sympathetic upgrades have been used where appropriate including modern double glazing, gas central heating via a modern Rayburn range, and clever choices of fittings and cabinetry. It's a quirky yet practical home, with a great blend of modern convenience and olde-worlde charm.

An initial entrance vestibule with panelling and exposed stone and brickwork offers space to hang coats and sets the scene for the rest of this special home. The hall opens up into a spacious area with original flagstone flooring and the first of several period style radiators to complement the property's past. The downstairs cloakroom is a real style statement with contemporary black WC and porcelain wash basin, with the more traditional and well-proportioned dual aspect living room to one side, with its original French windows and black slate fireplace. Off the hall is a very useful pantry area with high level window providing natural light and tall wall cabinetry, oak worktop and pan drawers to make the most of the fabulous ceiling height and create maximum storage. It's an excellent extension to the kitchen, creating more space in the kitchen itself for a table and chairs. The kitchen itself is stylishly fitted out with a range of grey and deep blue units, with Italian Roman stone Bianco Venato worktops incorporating a ceramic sink, whilst the units also incorporate an integrated spice rack, slimline dishwasher, fridge, combi microwave / convection oven and electric hot plate, with the majority of the day to day cooking and central heating provided by the up to date gas fired Rayburn range.

The first floor landing is beautifully light and airy, with Velux windows and dual aspect sashes flooding much of the first floor with light. A vaulted ceiling adds to the feeling of space and there's a useful loft storage area accessed via double doors. A box room to one side acts as a laundry / linen cupboard with plumbing for washing machine and useful shelving. The master bedroom is one of three double rooms, and has a lovely view over the surrounding rooftops and parish church. There's both a walk-in wardrobe and tastefully modernised en suite shower room. Bedroom two has a vaulted ceiling with skylight windows, whilst bedroom three enjoys the same pretty outlook as the master bedroom. A stylish main bathroom includes a luxurious freestanding bath, separate walk-in shower with dual head controls, heritage sink and WC.





OUTSIDE

The property is accessed via a shared security gate within the original stone archway from Market Square. The access leads under the archway to the properties at the rear, where you walk through into a partly enclosed courtyard garden offering ample room to sit out and relax or dine al fresco surrounded by natural stone walling creating raised beds, and stylish timber privacy screening.

SITUATION

Crewkerne itself is a pretty and friendly market town. Its predominantly neo-Georgian and Victorian town centre streets offer a range of high street stores including a Waitrose supermarket and many independent retailers, range of local pubs, cafés, large indoor swimming pool and gym complex. The town has several schools covering all age groups. Crewkerne is well served in terms of public services with its own small hospital, GP surgeries and dentists. Mainline railway station (London Waterloo – Exeter) whose nearest stops include the larger town of Yeovil, and historic Abbey town of Sherborne. To the west the line



heads down towards the Dorset coast. The Jurassic Coast World Heritage Site including the famous sea-side town of Lyme Regis, lies within c.30 minutes' drive.

DIRECTIONS

What3words/////dwarf.gratuity.october

This will take you to the secure entrance door under the stone archway. The property is located through the secure entrance, under the archway and then to your left.

SERVICES

Mains water, drainage, electricity and gas are connected.

Superfast broadband is available. Mobile signal indoors could be limited and you may prefer to use Wifi calling. However you are most likely to receive a voice signal from the O2 network. You are likely to receive a signal outdoors from all four major networks. Information provided by Ofcom.org.uk

MATERIAL INFORMATION

Somerset Council Tax Band A

As the property is located in the town centre which is a designated conservation area and of which many properties are listed buildings, there are various planning applications nearby relating to the surrounding buildings. However, the vendor is not aware of any such application which is likely to affect the property or the views from it.

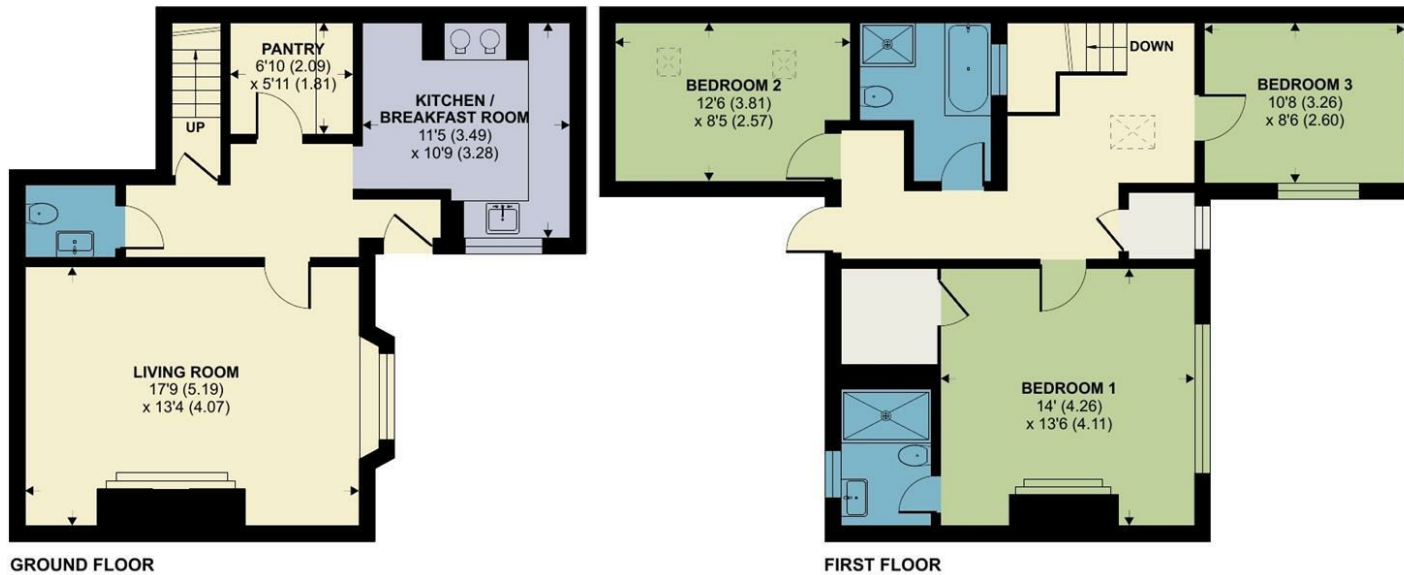
The current owner is the freeholder of the this and the adjoining buildings. The property will be sold with the benefit of a new 999 year lease and peppercorn ground rent. There will be no service charge per se as each property is liable for the maintenance of their own building however there will be an obligation to contribute to the maintenance of any shared areas including the entrance gate and alleyway.



Market Square, Crewkerne

Approximate Area = 1239 sq ft / 115.1 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). © nrichcom 2025. Produced for Symonds & Sampson. REF: 1297751



ILM/AJW/090625



naea | propertymark
PROTECTED

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

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 of 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