



# Eaves

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## Woolminstone House

Woolminstone, Crewkerne, TA18 8QP

**GUIDE PRICE: £1,695,000**

A beautiful Grade II listed Jacobean farmhouse, with granary barn, set in its own land of approximately 12.6 acres just 2 miles west of Crewkerne.

**TENURE — FREEHOLD**



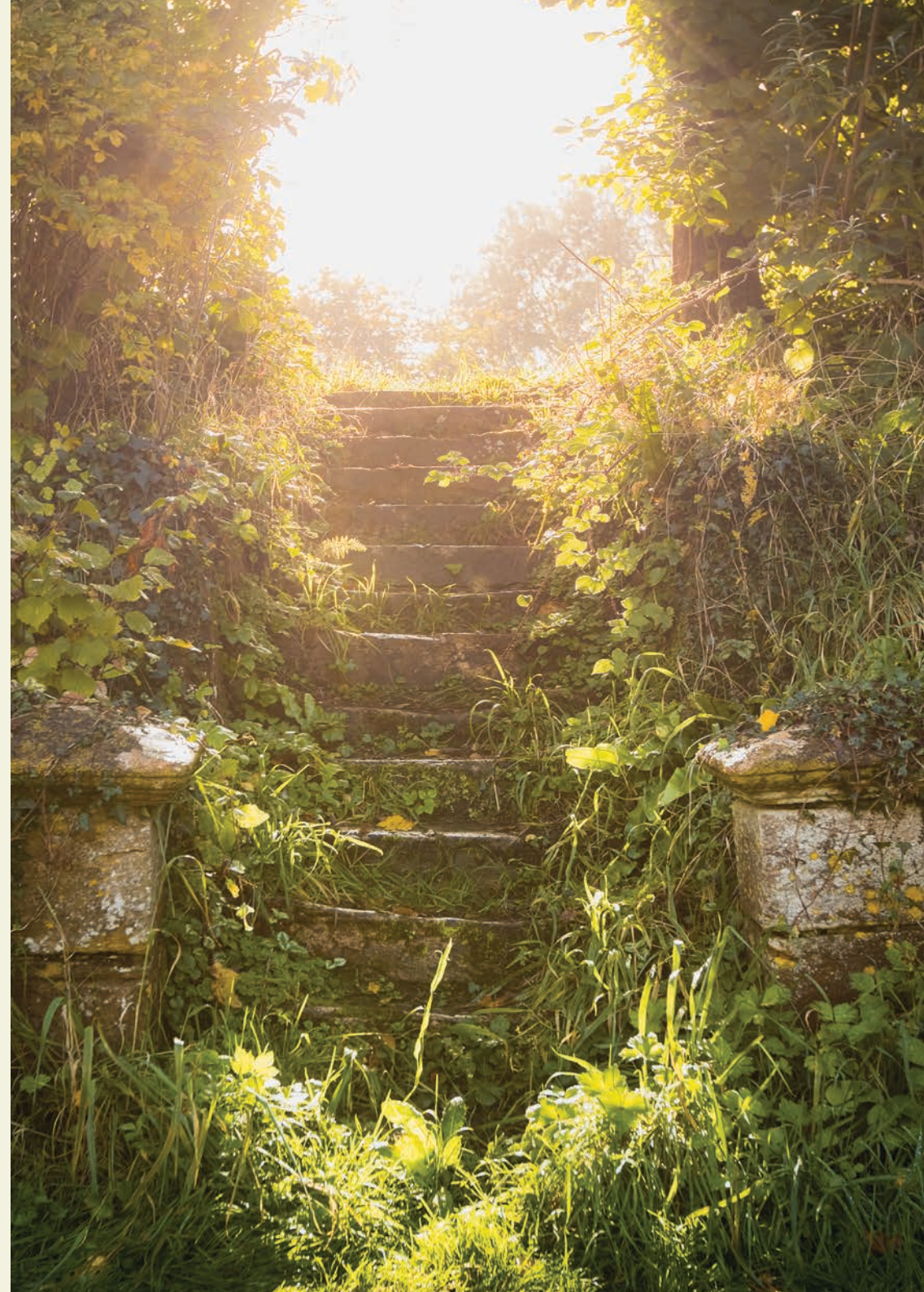
# Overview

Approached via the original tree-lined carriageway, Woolminstone House is a stunning Grade II listed Jacobean farmhouse that has been sympathetically repaired and updated by the current owners.

It offers a central entrance hall, rustic kitchen and back kitchen/utility opening into a long dining room perfect for entertaining, drawing room, sitting room, cloakroom, master bedroom with ensuite and balcony, 4 further double bedrooms, family bathroom, stables, a stone outhouse, former granary barn (ripe for conversion), a timber home office and just under 12.6 acres of land. There is further access to the north of the carriageway.

## Key Features

- GRADE II LISTED FARMHOUSE
- SEPARATE GRANARY BARN
- 5 DOUBLE BEDROOMS
- 2 BATHROOMS
- DRAWING ROOM
- SITTING ROOM
- KITCHEN
- BACK KITCHEN/UTILITY
- STONE OUTHOUSE & TIMBER HOME OFFICE
- GARDENS AND GROUNDS OF APPROX. 12.6 ACRES



## Immediate Area

Woolminstone is nestled in the rolling hills just 2 miles outside the market town of Crewkerne which offers a popular Waitrose, various independent shops, a boutique hotel and a mainline train station with hourly trains to London Waterloo.

The larger town of Yeovil is 12 miles away (A303) and the World Heritage Jurassic Coast at Lyme Regis and West Bay is just 11 miles distant.



## The House

Originally dating back to the early 17th century the house is constructed from local Ham stone with a Welsh slate roof, mullion windows and an abundance of character features internally with its flagstone floors, exposed beams and impressive selection of fireplaces. It is a house stuffed with whimsical charm and the perfect family home.

**EPC - BAND TBC**

# Interior

The front door leads through into a central hallway with staircase to the 1st floor. To the right you walk into the inviting dining room with inglenook fireplace at the far end. A back staircase takes you up to the first floor. The dining room opens up into the kitchen, beautifully rustic, with the oil fired Aga producing a cosy heat.

There is a back kitchen/utility that leads into the boiler room and out to the side garden. To the left through the hall are the drawing room and sitting room, both with impressive fireplaces, wall panelling, exposed beams and other character features.







## Interior

Upstairs you will find the gorgeous master bedroom with ensuite and balcony, 4 further double bedrooms, family bathroom and stairs to the attic room which could be a further bedroom.

### THE GRANARY BARN

Recently re-roofed, the barn is ripe for conversion (subject to planning) and is laid out over 2 floors. Ancillary accommodation, office, studio, the possibilities are endless.

### THE OUTHOUSE

Of stone construction the outhouse provides ample storage but could have a number of alternative uses.

### THE STABLES

Timber construction with 3 loose boxes, tack room and direct access to the rear paddock.



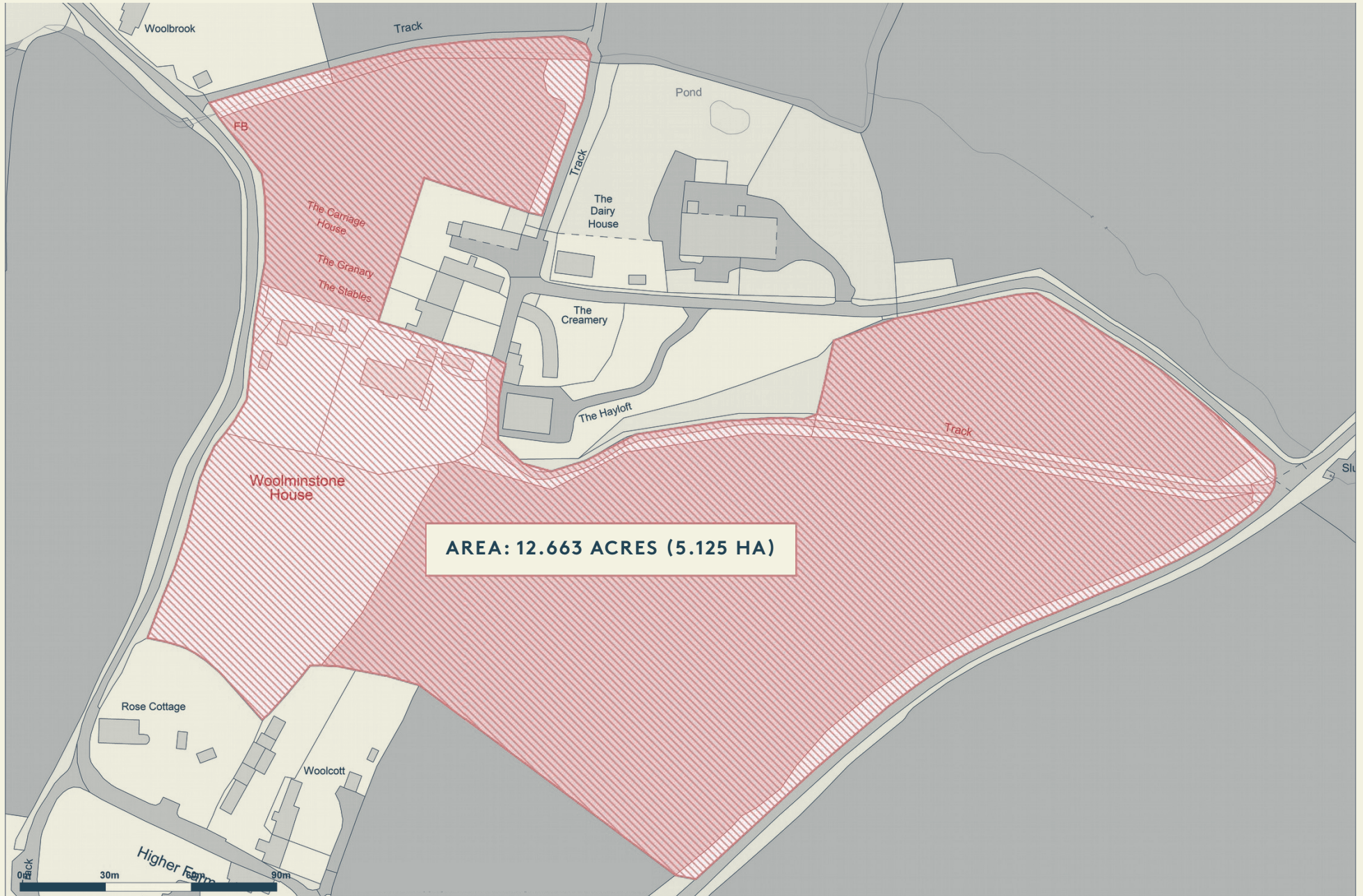
### OUTSIDE

The original tree-lined carriageway leads to a decent parking area adjacent to the granary barn.

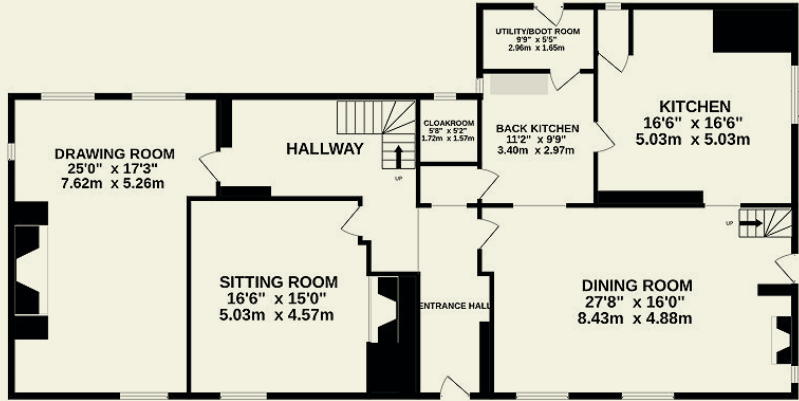
The formal garden lies to the front with a further, hedge lined, garden to the side that would accommodate a tennis court or swimming pool. Central steps lead up to the pretty orchard, with a good variety of established fruit trees.

There is a further timber building/home office close to the stables. The land extends to approximately 12.6 acres.

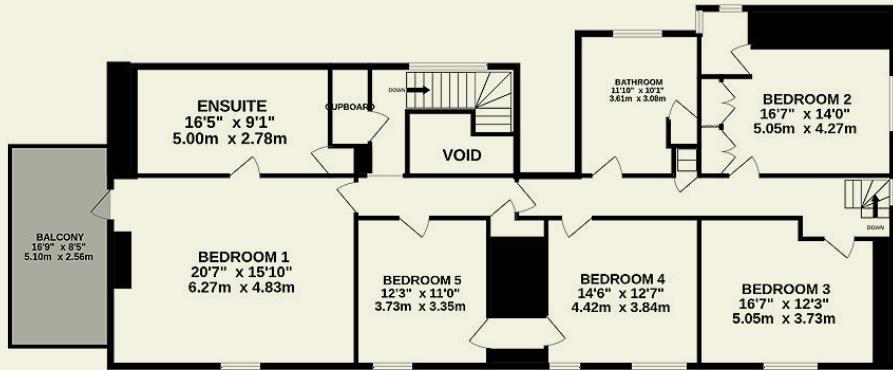




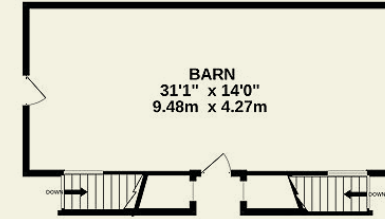
**GROUND FLOOR**



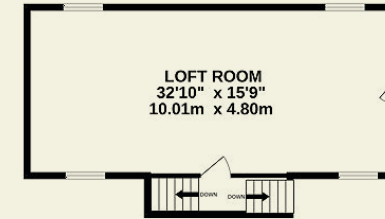
**1ST FLOOR**



**BARN**



**LOFT ROOM**



**STORE**



**TOTAL FLOOR AREA**

4067 SQ. FT. / 377.8 SQ.M. APPROX

**Floorplans**



## Directions

From Crewkerne, take the B3165 south towards Lyme Regis. Just before reaching the village of Clapton, turn right to Woolminstone.

Follow the lane, over the level crossing, and take the first right hand turn by the grass triangle.

Continue down this lane for a further 250yds and take the next left hand turn which will lead you down the carriageway to the house or the 2nd left turn which will also lead, past some converted barns, to the rear of the house.

**WHAT3WORDS ///INSECTS.CONTINUES.BANDAGE**

## Services

Mains electricity and water are connected to the house (there is also a spring which supplies the outside taps and stables), private drainage, oil fired central heating and hot water.

## Local Authority

Somerset Council - Band F

## Eaves Notes

The house is available with no onward chain.

# Eaves

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## Contact Us

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**09:00 AM TO 17:30 PM**  
**SATURDAY:**  
**09:00 AM TO 13:00 PM**  
**SUNDAY:**  
**BY APPOINTMENT**

Viewings strictly  
by appointment only.

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