



Eaves
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East Grove

Pople's Well, Crewkerne, Somerset, TA18 7ES

GUIDE PRICE: £685,000

An immaculate Grade II listed house, occupying the east wing of what was once The Old Vicarage. The house sits down a quiet lane on the outskirts of Crewkerne giving more of a village feel but within walking distance of the town centre.

TENURE — FREEHOLD



Overview

A Grade II listed house on the outskirts of the market town of Crewkerne. The house, that has been extended and improved by our clients, offers a fabulous garden room entrance, a sizeable sitting room/dining room, a modern kitchen/breakfast room, cloakroom, utility, three double bedrooms, 2 bathrooms, a further utility/laundry room, pretty landscaped gardens with views, driveway, ample parking and a detached garage.

Key Features

- A GRADE II LISTED HOUSE
- ON THE OUTSKIRTS OF THE MARKET TOWN OF CREWKERNE
- GARDEN ROOM ENTRANCE HALL
- 3 DOUBLE BEDROOMS
- 2 BATHROOMS
- SITTING/DINING ROOM
- MODERN KITCHEN
- UTILITY AND CLOAKROOM
- PRETTY LANDSCAPED GARDENS
- DRIVEWAY, PARKING AND DETACHED GARAGE



Immediate Area

East Grove is tucked away, down a picturesque lane, but just a short walk into the town centre. The majority of the surrounding houses are built from the local ham stone and of historical interest. Crewkerne offers a good range of independent shops, eateries, 2 hotels, a Waitrose supermarket and a direct mainline train service to London Waterloo.

There are country walks from the front door and the nearby villages offer a good range of pubs and village shops. Yeovil (9.5 miles), Bridport (12.8 miles) and Taunton (20 miles) offer a wider range of shops, restaurants and facilities. The World Heritage Jurassic Coast is at Lyme Regis or West Bay is under 15 miles.



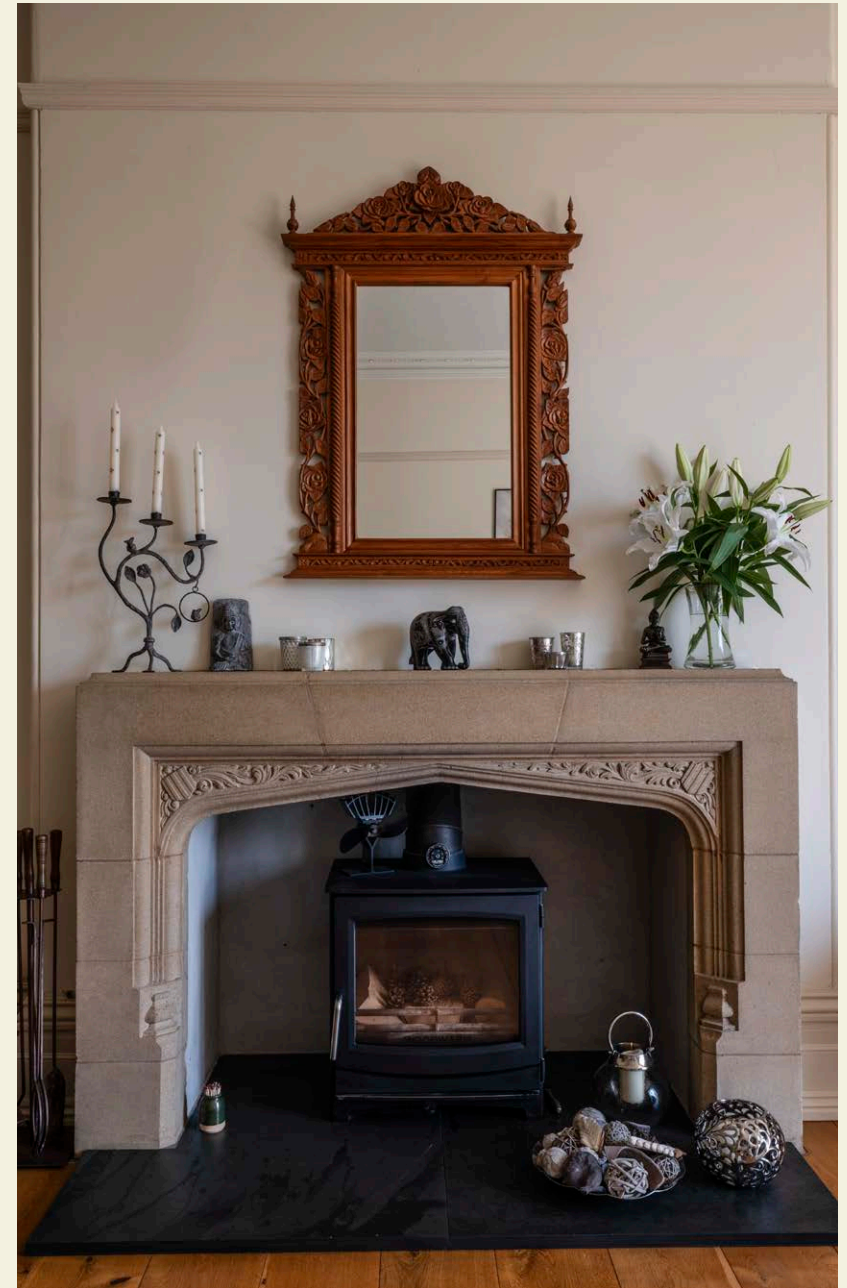
EAVES

EAST GROVE, CREWKERNE



The House

The Old Vicarage is believed to have been built between 1827 and 1831 and is typical of the late Georgian period. The house was extended over the years and in 1862 the East Wing was added to the central house. Our clients have owned the house since 2008 and have since renovated and extended to an exacting standard.



Interior

You enter the house through the most inviting garden room entrance, cleverly designed to give views up to the landscaped gardens. With limestone tiles and underfloor heating (as with the rest of the ground floor), it is both cosy in the winter and cool in the summer. Walking through the garden room there is a cloakroom and utility room cleverly incorporated on the left hand side. A window looks through to the kitchen and the hallway takes you through to the sitting/ dining room.

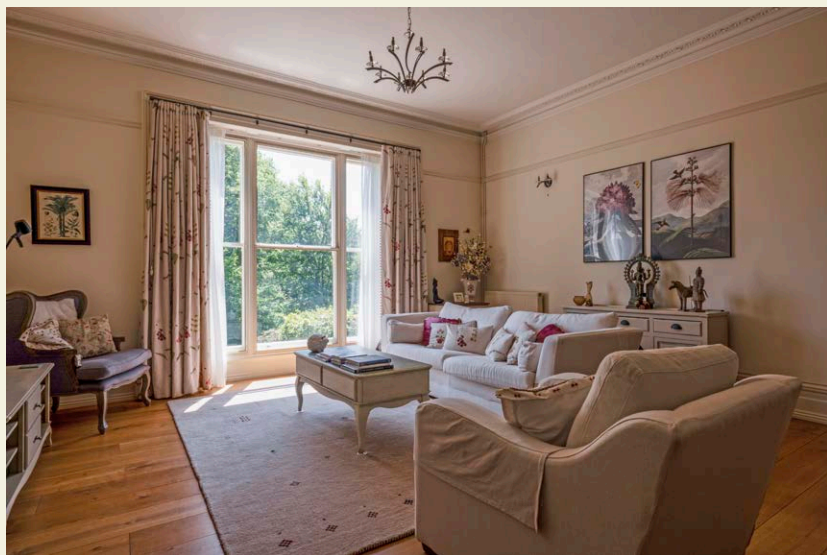


The sitting room is of a grand scale and incorporates, at one end, the dining space. What first strikes you, when you enter the sitting room, is the huge sash windows that dominate the front elevation. You have views to die for across the rooftops and over to equally stunning and historic buildings and the town itself.

This is an impressive and light room with a fireplace and woodburning stove for the colder months. From the sitting room the hallway takes you through to the modern kitchen. With a good range of fitted units under granite worktops it has all the toys.

A range of Neff appliances include an electric oven, further combination oven with microwave, a steaming oven, a warming drawer, a 5 ring induction hob with hood and a dishwasher. There is also a kitchen island, a boiling water tap, space for a fridge/freezer and stairs to the 1st floor with more storage underneath.

On the first floor you will find 3 double bedrooms, the master is again of a very good size with similar windows to the sitting room that give an even more elevated view. The master bedroom has impressive built in wardrobes along one whole wall and a fireplace (not used). The guest bedroom has an ensuite bathroom and there is a main family bathroom with both a jacuzzi bath and shower. Also on the first floor is another utility room/laundry with plumbing.





Outside

Coming off the lane, through the entrance pillars you reach the private driveway for East Grove. This leads up to ample parking and a detached garage. The gardens here are of particular note. From the driveway a gate takes you through to the garden via a paved terrace, for morning coffee, that gives access to the garage via a door at the side.

Up some steps the garden starts to show itself. There is a good sized patio to the left, overlooked by the kitchen, to the right is the greenhouse and a timber shed for storage (both with electricity).

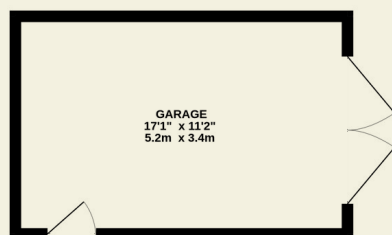


Up a short run of steps is the main garden. With views to the countryside beyond and back towards the town, the garden is laid to lawn, with flower beds and borders, fruit cages, fruit trees, well-established hedges and a further timber store at the far end.

The garden has been a labour of love for our clients and now offers a well imagined space for the next owners to enjoy.

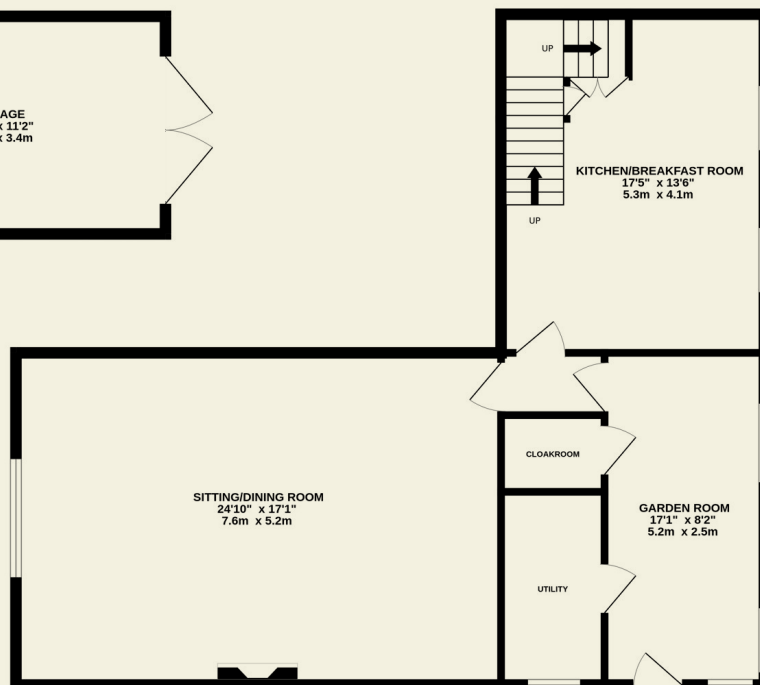
GARAGE

190 SQ. FT. / 17.7 SQ.M. APPROX



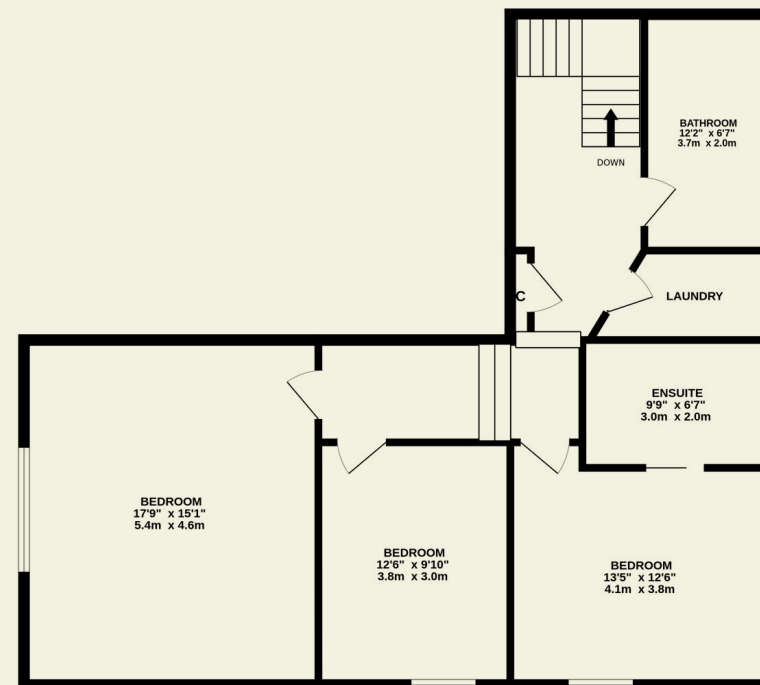
GROUND FLOOR

886 SQ. FT. / 82.3 SQ.M. APPROX



1ST FLOOR

905 SQ. FT. / 84 SQ.M. APPROX



TOTAL FLOOR AREA

1981 SQ. FT. / 184 SQ.M. APPROX

Floorplans



Directions

Approaching Crewkerne on the A30 from the west, follow the one-way system and take the left turn after The Crooked Swan Hotel.

Continue along for a short distance and then turn left, after Oscar's Wine Bar, onto Abbey St. Continue on Abbey St which then turns into Pople's Well where you will find the entrance to the house. Take the right hand side of the driveway which leads to the parking area.

WHAT3WORDS ///MASSAGING.PUMPKIN.LADDER

Services

Mains gas, electricity, water and drainage are connected to the house.

Local Authority

Somerset Council - Band D

Eaves Notes

The entrance, through the pillars off the lane, is the only thing that is shared. Immediately after is the private driveway to East Grove.

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