



Connells

Tail Mill Lane
Merriott

Tail Mill Lane Merriott TA16 5PF

for sale offers over
£450,000



Accommodation

Entrance

A charming flagstone pathway guides you to a welcoming porch, illuminated by an exterior light. A classic panelled front door opens into the inviting entrance hall, setting the tone for the home's character and warmth.

Entrance Hall

A welcoming reception area featuring elegant period details, including a picture rail, moulded skirting boards, architraves, and decorative wall panelling. The oak-effect laminate flooring adds warmth and style, complemented by a radiator providing comfort. A staircase rises gracefully to the first floor, while panelled doors open to the main ground floor rooms, all accessed through a charming barn-style door.

Lounge

17' 9" + Bay x 13' 5" (5.41m + Bay x 4.09m)

An elegantly presented main reception room featuring a charming single-glazed, multi-pane window overlooking the front garden. The focal point is a carved, period-style fire surround with a hearth and mains gas living flame fire, adding warmth and character. Additional period details include ornate ceiling coving, a moulded picture rail, skirting boards, and architraves. The room also benefits from a TV point, telephone point, and radiator.

Dining Room

15' 2" + Wardrobe/Bay x 13' 2" Max (4.62m + Wardrobe/Bay x 4.01m Max)

A lovely entertaining space offering ample room for a large dining table. The room features elegant period ceiling mouldings and coving, a moulded picture rail, and detailed skirting boards and architraves. A single glazed multi-pane feature

window to the front provides a pleasant outlook over the garden, while a carved period-style fire surround with an open fireplace creates a charming focal point. Additional features include a radiator, double doors opening to a built-in desk and study area with shelving above, and further double doors leading to a cupboard.

Kitchen Breakfast Room

13' 7" x 11' 10" (4.14m x 3.61m)

A well-appointed kitchen breakfast room featuring exposed ceiling beams and inset lighting that enhance its character. A single-glazed multi-pane window provides delightful views over the rear garden. The kitchen is fitted with an extensive range of timber-panelled units topped with laminated work surfaces and complemented by decorative tiled surrounds. The design includes an inset one-and-a-half composite sink with drainer and mixer tap, a variety of cupboards and drawers, and matching wall-mounted cabinets with display units. Integrated appliances include a dishwasher, fridge, and freezer. The chimney breast recess accommodates a range-style LPG-fired Belling cooker with grill, six-burner hob, and warming plate. A radiator completes this inviting and practical space.

Utility Room

A spacious and practical utility room featuring timber-effect flooring and a radiator for comfort. A multi-pane window provides pleasant views over the rear garden, filling the space with natural light. The room is fitted with a range of base and wall-mounted cupboards offering excellent storage, complemented by laminated work surfaces. There is ample space and plumbing for a washing machine and tumble dryer, along with room for an upright fridge freezer. A panelled door opens to a convenient walk-in larder cupboard, ideal for additional storage.

Shower Room

A downstairs shower room featuring a white suite with low-level YWCA and pedestal wash basin set against a tiled flashback. The glazed corner shower enclosure includes a wall-mounted mains shower, offering both practicality and modern appeal. A single glazed side window allows natural light to brighten the space, while the high ceiling enhances the sense of openness. Finished with a sleek chrome heated towel rail for added comfort.

Landing

A bright and airy landing featuring a window that overlooks the rear garden and offers lovely views of the surrounding countryside. The space includes a radiator for warmth and a ceiling hatch providing access to the loft storage area. Double doors open to an airing cupboard housing the gas-fired boiler and fitted with practical slatted shelving.

Bedroom One

16' 6" + Wardrobe x 10' 7" + Window Recess (5.03m + Wardrobe x 3.23m + Window Recess)

A generously sized double bedroom featuring excellent ceiling height and two multi-pane double-glazed windows to the front, allowing plenty of natural light. The room is enhanced by moulded skirting boards and architraves, adding a touch of elegance. Extensive fitted furniture includes wardrobes, overhead cupboards, drawer units, a dressing table, and matching bedside cabinets. Additional features include a TV point for convenience.

Bedroom Two

13' Max x 10' (3.96m Max x 3.05m)

A well-proportioned double bedroom featuring a multi-pane double-glazed window to the front, filling the room with natural light. The space includes a radiator, moulded skirting boards, and architraves that add a refined finish. Fitted bedroom furniture provides excellent storage and includes a wardrobe. A TV point completes this comfortable and functional room.

Bedroom Three

12' 3" Into Wardrobe x 7' 8" (3.73m Into Wardrobe

x 2.34m)

A comfortable double bedroom with a window overlooking the rear garden, offering a pleasant southerly aspect and views across open fields. The room features a charming window seat, radiator, and detailed moulded skirting boards and architraves. Fitted furniture provides ample storage and includes wardrobes, a shelf unit, drawer unit, and a dressing table.

Bathroom

A spacious and elegant bathroom featuring a period-style white suite that includes a low-level WC, bidet, and pedestal wash basin with tiled splashback. The panelled bath is fitted with a mains shower tap arrangement and surrounded by complementary tiling. A separate glazed shower cubicle houses a wall-mounted mains shower for added convenience. The room is finished with inset ceiling lighting, an extractor fan, tiled flooring, a radiator, and a heated towel rail, creating a refined and comfortable space.

Outside

Front

At the front, a wrought iron gate and railings open onto an attractive lawned garden with a flagstone pathway leading to the front door. The area features a storm porch and outside lighting.

Rear Garden

A beautifully maintained, level rear garden laid mainly to lawn and enjoying a sunny southerly aspect with wonderful views across adjoining fields. An extensive paved patio creates an ideal suntrap, perfect for outdoor entertaining. A timber pergola adorned with mature climbing plants adds charm and character, complemented by outside lighting and a convenient water tap. The garden features natural stone borders and well-stocked flowerbeds with an array of mature trees, plants, and shrubs. Enclosed by established hedging and timber fencing, the space also includes a timber garden shed. Steps lead up to a raised timber-decked seating area, complete with an additional tap and power point, providing the perfect setting for a hot tub.

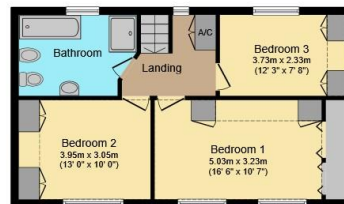




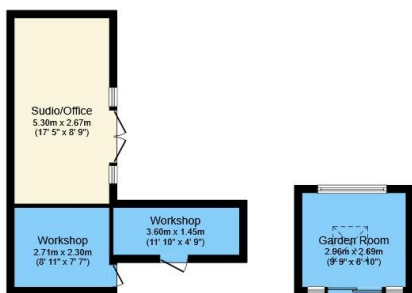




Ground Floor



First Floor



Outbuilding

Total floor area 162.6 m² (1,750 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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