



**Lyme Road, Crewkerne TA18 8HE**

**welcome to**

**Lyme Road, Crewkerne**

A superb five bedroom Grade II listed double fronted Hamstone house conveniently situated for town centre amenities. Accommodation includes three reception room, a kitchen/breakfast room, a shower room and bathroom. Outside there is a detached annexe, enclosed rear garden and a garage.



## Ground Floor

### Entrance Hall

Single glazed door to front. Electric heater.

### Study

12' 8" x 8' 8" ( 3.86m x 2.64m )

Open into snug. Radiator.

### Living Room

20' 8" max x 11' 3" max ( 6.30m max x 3.43m max )

Front aspect single glazed Sash window. Feature fireplace. Telephone point. Radiator.

### Dining Room

26' 2" x 9' ( 7.98m x 2.74m )

Double glazed door to side. Dual aspect room with double glazed windows to side and rear. Double glazed roof window. Boiler cupboard. Stone floor.

### Snug

12' 3" max x 11' 5" ( 3.73m max x 3.48m )

Front aspect single glazed Sash window. Log burner. Radiator.

### Kitchen / Breakfast Room

18' 6" x 13' 10" plus recess ( 5.64m x 4.22m plus recess )

Side aspect single glazed window. Fitted with a range of base units. Work surfaces incorporating a Belfast style sink. Tiled splashbacks. Stoves range cooker with cooker hood over. Space and plumbing for washing machine and dishwasher. Feature bread oven. Radiator.

## First Floor

### Landing

Side aspect single glazed window. Cupboard. Stairs to second floor. Fitted carpet. Radiator.

### Bedroom 1

15' 2" x 15' 2" ( 4.62m x 4.62m )

Side aspect single glazed Sash window. Wooden floor. Radiator.

### Shower Room

Rear aspect single glazed window. Fitted with a shower cubicle, vanity wash hand basin and WC. Part tiled. Radiator.

### Bedroom 2

12' 11" max x 11' 6" ( 3.94m max x 3.51m )

Front aspect single glazed Sash window. Fitted carpet. Radiator.

### Bedroom 3

11' 1" max x 11' 1" ( 3.38m max x 3.38m )

Front aspect single glazed Sash window with secondary glazing. Wooden floor. Radiator.

### Bedroom 4

11' 1" x 8' 4" ( 3.38m x 2.54m )

Rear aspect single glazed Sash window with secondary glazing. Wooden floor. Radiator.

### Bathroom

Rear aspect single glazed window. Fitted with a white suite comprising a freestanding bath, wash hand basin and WC. Feature fireplace. Airing cupboard. Towel heater.

## Second Floor

### Second Living Room

14' 5" x 13' 6" ( 4.39m x 4.11m )

Restricted head height. Side aspect single glazed window. Two double glazed skylight windows. Eaves cupboards. Wooden floor.

### Bedroom 5

14' 5" x 14' 4" ( 4.39m x 4.37m )

Restricted head height. Two double glazed skylight windows. Wooden floor. Electric heater.

## Annexe

### Bedroom

15' 6" x 12' 10" ( 4.72m x 3.91m )

Double glazed door to front. Front aspect double glazed window. Log burner. Vaulted ceiling. Electric heater.

### Kitchenette / Utility

8' 8" x 6' 5" ( 2.64m x 1.96m )

Front aspect single glazed window. Work surface incorporating a sink and drainer. Tiled floor.

### Shower Room

8' 2" x 7' 9" ( 2.49m x 2.36m )

Double glazed skylight window. Fitted with an electric shower, wash hand basin and WC. Part tiled. Tiled floor. Towel heater.

### Outside

The enclosed rear garden is initially laid to gravel and patio leading on to lawn with trees and shrub borders. Garden shed.

### Garage

25' 11" x 7' 10" ( 7.90m x 2.39m )

With double wooden doors to front and rear, and power and light connected.



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## Lyme Road, Crewkerne

- Mid Terraced Double Fronted Hamstone House
- Five Bedrooms
- Three Reception Rooms
- Detached Annexe
- Character Features
- Enclosed Rear Garden And Garage
- Council Tax Band: D

Tenure: Freehold EPC Rating: Exempt

# £539,000



Please note the marker reflects the postcode not the actual property

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