



Higher Folly Farm Cottage, Crewkerne TA18 8PN

welcome to

Higher Folly Farm Cottage, Crewkerne

Set in a rural location is this extremely well presented four bedroom house. The good size family accommodation includes three reception rooms, a kitchen/breakfast room and utility room. Outside there is an enclosed rear garden offering views over farmland, a single garage and driveway parking.



Ground Floor

Entrance Hall

Double glazed door to front. Two side aspect double glazed windows. Tiled floor.

Cloakroom

Rear aspect double glazed window. Fitted with a WC. Tiled floor.

Rear Hall

Double glazed door to rear. Cupboard. Tiled floor.

Living Room

15' 6" max x 12' 4" max (4.72m max x 3.76m max)
Side aspect double glazed window. Log burner.
Fitted carpet. Radiator.

Dining Room

21' 1" x 9' 8" max (6.43m x 2.95m max)
Double glazed doors to front. Dual aspect room with double glazed windows to side and rear. Two double glazed skylight windows to front. Fitted carpet. Radiator.

Snug

15' 5" x 10' 11" (4.70m x 3.33m)
Front aspect double glazed windows. Log burner.
Fitted carpet. Radiator.

Kitchen / Breakfast Room

15' 2" x 11' 8" (4.62m x 3.56m)
Side aspect double glazed window. Patio doors to rear. Fitted with a range of base and wall units. Work surfaces incorporating a Belfast style sink. Breakfast bar. Four integrated eye level electric ovens and induction hob. Integrated dishwasher and wine fridge. Fridge/freezer. Tiled floor.

Utility Room

11' 9" plus recess x 10' 2" (3.58m plus recess x 3.10m)
Rear aspect double glazed window. Fitted base units. Work surfaces incorporating a sink and drainer. Part tiled. Space and plumbing for washing machine and tumble dryer. Larder cupboard. Tiled floor.

Boiler Room

Side aspect double glazed window. Tiled floor.

First Floor

Landing

Side aspect double glazed windows. Cupboards.
Access to loft. Fitted carpet.

Bedroom 1

15' 5" x 10' 11" plus recess (4.70m x 3.33m plus recess)
Front aspect double glazed window. Cupboard.
Fitted carpet. Radiator.

Bedroom 2

15' 5" x 12' 11" max (4.70m x 3.94m max)
Dual aspect room with double glazed windows to front and rear. Cupboard. Fitted carpet. Radiator.

Bedroom 3

15' 2" x 11' 8" (4.62m x 3.56m)
Rear aspect double glazed window. Access to loft.
Radiator.

Bedroom 4

9' 8" x 7' 6" (2.95m x 2.29m)
Side aspect double glazed window. Fitted carpet.
Radiator.

Bathroom

Side aspect double glazed window. Fitted with a white suite comprising a panelled bath with mixer taps and shower over, wash hand basin and WC. Part tiled. Extractor fan. Tiled floor. Towel heater.

Outside

At the front of the property the garden is laid to patio with a driveway providing parking for 5/6 cars and leading to the garage. The enclosed rear garden enjoys views over farmland and is laid to patio with steps up to a lawn. There is a garden shed and an oil tank.

Garage

18' x 10' 11" (5.49m x 3.33m)
With electric up-and-over door, and power and light connected. Side aspect single glazed window. Door to rear.



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.focalagent.com



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welcome to

Higher Folly Farm Cottage, Crewkerne

- Semi-Detached House
- Four Bedrooms
- Three Reception Rooms
- Kitchen / Breakfast Room And Utility Room
- Garden, Garage And Driveway Parking
- Rural Location

Tenure: Freehold EPC Rating: E

Council Tax Band: E

£550,000



Please note the marker reflects the
postcode not the actual property

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01460 73421



Crewkerne@fox-and-sons.co.uk



1-3 Market Square, CREWKERNE, Somerset,
TA18 7LE



fox-and-sons.co.uk