



Symonds & Sampson
FOR SALE
rooms, annex, garden

Lyme Road, Crewkerne

Guide Price
£539,000
Freehold

Symonds
& Sampson
ESTABLISHED 1858

A late Georgian Grade II Listed 5 bedroom house set in 0.21 acre offering generous accommodation together with a large garden and a detached cottage/annexe and off-road parking.

**Lyme Road,
Crewkerne,
TA18 8HE**

- Georgian 5 Bedroom House
 - 0.21 Acre total
- Detached Cottage/Annexe/Studio
 - 3 Reception Rooms
 - Large Gardens
 - Gas Central Heating
 - 2 Bathrooms
- Fabulous Feature Bread Oven
 - Off Road Parking
- Many Character Features

Viewing strictly by appointment through
Symonds & Sampson Yeovil Sales Office
on 01935 423526





Located on an elevated position (0.21 acre) within a short walking distance of the market town of Crewkerne with its range of day-to-day amenities. The property, which is Grade II Listed, is of Georgian origins with an attractive double-fronted design of Hamstone with rendered elevations to the rear under, double doors to the side leading to a covered parking area together with gas-fired central heating and original sash windows. There is a large garden and a detached cottage/annexe/studio.



Summary

A late Georgian Grade II Listed 5 bedroom house with Victorian additions set in 0.21 acre offering generous accommodation together with a large garden and a detached cottage/annexe and off-road parking.

The accommodation comprises an entrance reception hall, a large sitting room with an ornate fireplace, sash windows and shutters, a separate dining room/family room with an original marble fireplace with slim fluted half-columns with lion paws carved on the bases, a study/breakfast area, generous garden room with central "lantern" sky window, large kitchen/breakfast room with original huge bread oven. On the first floor, there is a two-stage landing, 2 bedrooms to the front of the property with bedroom 4, an impressive main bedroom towards the rear, and two renovated bathrooms. The second-floor area is converted with a useful study/office/playroom area (eaves access to a large loft storage area, door from the office/playroom through to an impressive 5th bedroom with a range of original A-frame exposed timbers. In the rear garden, there is a detached cottage/annexe comprising a sitting room/bedroom with a vaulted ceiling, a separate kitchen and a wet room.

Outside

The garage is accessed via the double timber doors at the front, providing off-road parking for at least two cars, as well as on-road parking. There is a detached former coach house used as a separate annexe (sitting/bedroom area, kitchen and wet room). This could be used as a studio/work-from-home area or ancillary residential accommodation to the main house. The very large gardens are set behind the property being part walled and planted with a range of mature shrubs/bushes and beautiful trees, mainly laid to lawn, together with an outbuilding/folly. The garden enjoys a high degree of privacy and seclusion. all in all the plot (house & garden) extends to 0.21 acres). There is an initial gravelled terrace area used for alfresco dining/sitting with paved and cobbled pathways to the garden along with a second cobbled area again used for alfresco dining together with a storage shed and summerhouse.

Location

Crewkerne is adorned with historical buildings and private houses, along with further developments over the past 40 years, and is well known for its art, antiques, and tea rooms. Combined with traditional public houses, a range of shopping facilities, beautiful churches, a library, numerous schools, a health centre, hospital, gym, aqua centre,

supermarkets including Waitrose and various attractions, this makes it a very popular town to live in.

There is a good bus service to neighbouring towns and a mainline railway station in Crewkerne itself, Exeter to London (Waterloo). Much of the surrounding countryside on the Somerset/ Dorset border is designated as an area of Outstanding Natural Beauty. The Market town of Bridport and the beautiful World Heritage coast are also under half an hour's driving distance, along with Yeovil being a similar drive also with mainline railway connections.

Directions

From Yeovil take the A30 to Crewkerne. Pass through the centre and continue on the B3165 onto Lyme Road. Follow for about 1/4 mile, passing Lang Road on your left and continue along for 100 metres and the property will be found on the left-hand side as indicated by our 'For Sale' board.

What3words:

///shadows.found.springing

Agents Note

There is a flying freehold over the garage/store.







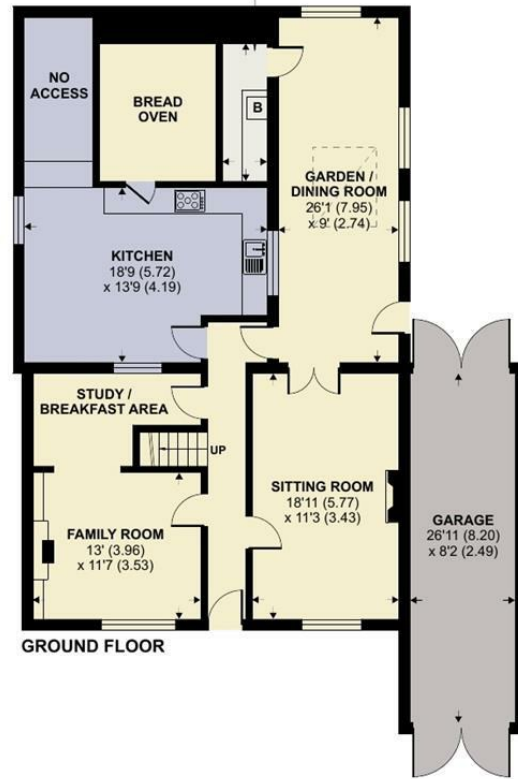
Lyme Road, Crewkerne

Approximate Area = 2962 sq ft / 275.1 sq m
 Limited Use Area(s) = 155 sq ft / 14.3 sq m
 Garage = 221 sq ft / 20.5 sq m
 Outbuilding = 353 sq ft / 32.7 sq m
 Total = 3691 sq ft / 342.6 sq m

For identification only - Not to scale



STORE
 9'8 (2.95)
 x 3'2 (0.97)



GROUND FLOOR

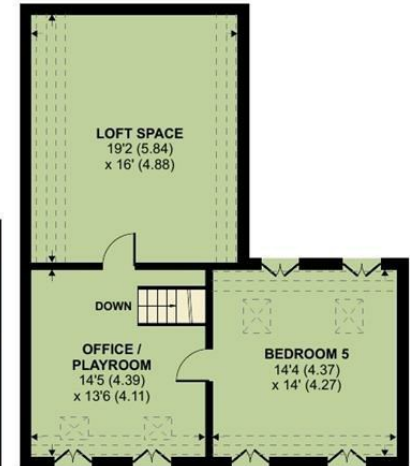


FIRST FLOOR



Denotes restricted head height

ANNEXE



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2023. Produced for Symonds & Sampson. REF: 1060746



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