



## Granary Barton Close, Merriott, Somerset

A charming modern semi-detached cottage with 2 reception rooms, 4 Bedrooms, 2 Bathrooms, 2 Parking Spaces & Car Port. No onward chain.

Guide Price  
**£375,000**  
Freehold

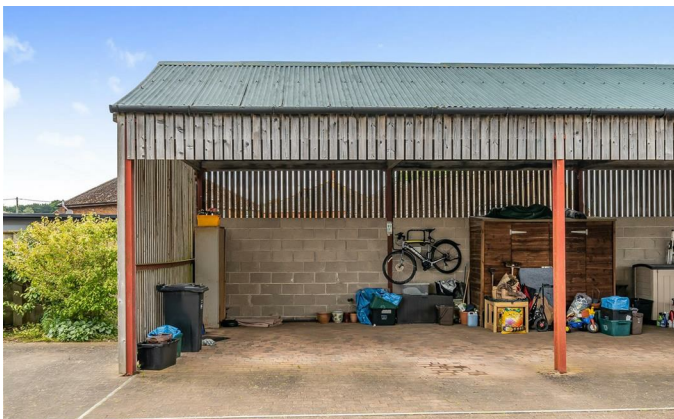
**Symonds  
& Sampson**

ESTABLISHED 1858

## Granary Barton Close, Merriott, Somerset, TA16 5QA

- Charming Modern Cottage
  - Hamstone Faced
  - Hall & Cloakroom
  - Sitting Room
- Separate Dining Room
  - Fitted Kitchen
- 4 Bedrooms 2 Bathrooms
- 2 Parking Spaces & Car Port (1 Space)
  - No Onward Chain
  - Rear Garden

Viewing strictly by appointment  
Symonds & Sampson  
01935 423526





4 bedrooms, 2 bathrooms and 2 reception rooms! Welcome to Granary Barton Close in the charming village of Merriott! This delightful semi detached cottage style home with accommodation comprising an entrance hall, cloakroom/wc, sitting room with fireplace (fitted flue ready for your woodburner!), generous separate dining room, fitted kitchen with dishwasher, washing machine, first-floor landing, three bedrooms and shower room with fourth bedroom and en suite on the second floor.

One of the standout features of this property is the quiet location yet within walking distance of the village amenities together with parking spaces available for up to 3 vehicles, ensuring convenience for you and your guests.

Located in a tranquil setting, this house provides a peaceful retreat from the hustle and bustle of everyday life. Imagine enjoying your morning coffee in the garden or hosting gatherings in the spacious reception room.

Don't miss out on the opportunity to make this house your

home. Contact us today to arrange a viewing and experience the charm of Granary Barton Close for yourself.

#### Services

All mains services connected. Gas central heating, under floor heating to the ground floor, radiators to the first and second floor.

Broadband - Superfast broadband is available. Mobile signal/coverage - Available both indoors and outside - For an indication of specific speeds and supply or coverage in the area we recommend Ofcom checker. <https://www.ofcom.org.uk>

The area around 16, Granary Barton Close, Merriott, TA16 5QA has a very low risk of surface water flooding and a very low risk of flooding from rivers and the sea.

Management Fees: The annual fee for this year is £480.00 plus £125.00 parking in the barn.

#### Situation

Merriott village has an excellent range of local services including a garage, a petrol station, two general stores, a post office, a pub, a pharmacy (which will collect prescriptions and deliver medicines), and a pottery. There is a church, a chapel, a village hall, a tithe barn and a social club which are all host to a wide range of activities. There is also a recreation ground with junior and senior play areas, cricket and football pitches, tennis courts, a bowling green, a separate squash club and court. The village also has its own pre-school and First school. Merriott has excellent road links to both the A303 and A30, both of which lie within a short drive. Crewkerne is a traditional market town with a range of shops including a Waitrose Supermarket who deliver locally, and a mainline railway station for the London, Waterloo to Exeter line.

#### Directions

What 3 words:

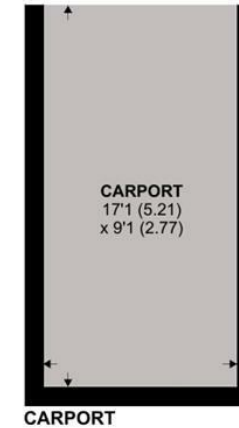
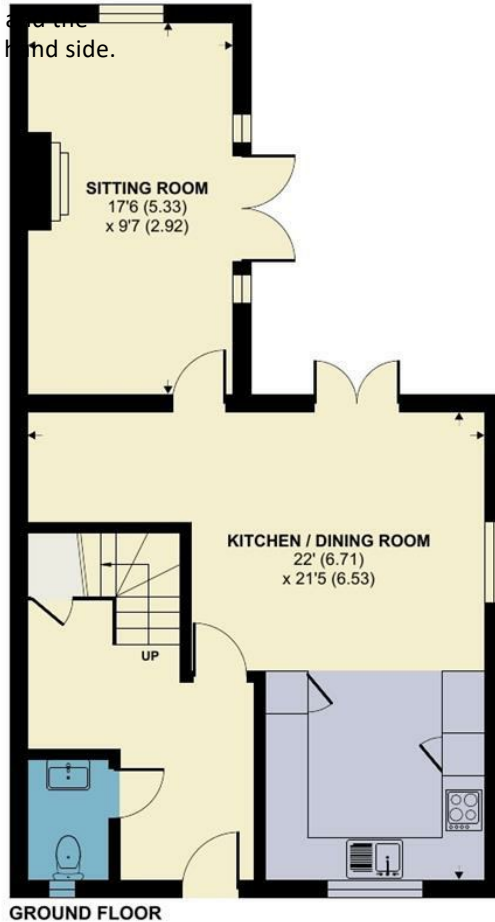
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# Granary Barton Close, Merriott

Approximate Area = 1415 sq ft / 131.4 sq m (excludes carport)

For identification only - Not to scale

Entering Merriott from the north via Lopenhead, as you enter the village take the very first turning left into Church Street and second right into Granary Barton Close, follow to the bottom follow the road around to the right and the property will be found on your left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	86
	EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2024. Produced for Symonds & Sampson. REF: 1136443



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