

Symonds
& Sampson



Park View

8 Station Road, Crewkerne, Somerset

Park View

8 Station Road
Crewkerne
Somerset TA18 8AJ

A charming 4 bedroom 4 reception room detached Edwardian house set in 0.34 acre.



- Fabulous Detached Edwardian House
 - 0.34 Acre Plot
 - Large Garage & Parking
 - Lovely Gardens
- 4 Bedrooms 2 Bathrooms
 - Sitting Room
 - Study/Dining Room
- Generous Family Room/Dining Room
 - Garden Room
- Detached Games Room/Office/Utility

Guide Price £600,000

Freehold

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THE DWELLING

Welcome to this stunning Edwardian detached house located on Station Road in the charming town of Crewkerne. This property boasts elegance and character, perfect for those looking for a touch of history in their home.

As you step inside, you are greeted by not one, not two, but four reception rooms, offering plenty of space for entertaining guests or simply relaxing with your family. Good ceilings heights and large windows flood the rooms with natural light, creating a warm and inviting atmosphere throughout.

With four bedrooms and two bathrooms, this house provides ample space for a growing family or those in need of a home office or guest room. The Edwardian charm is evident in the details and images together with a lovely garden room and a detached games room/office which would suit those working from home perhaps?

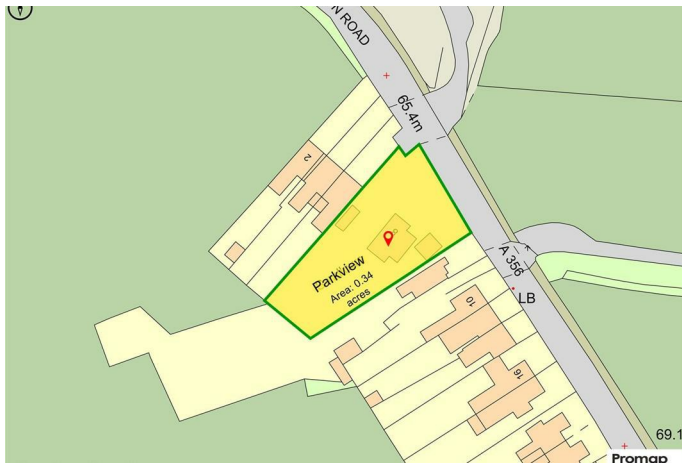
Built in 1904, this property exudes character and history, making it a truly unique find in today's market. Parking is always a premium, but fear not, as this property comes with parking for up to five vehicles including the double garage, ensuring that you and your guests will never have to worry about finding a spot on the street.

Don't miss out on the opportunity to own a piece of history in this lovely quaint small town of Crewkerne. This Edwardian gem is waiting for someone to make it their own and create lasting memories within its walls. Contact us today to arrange a viewing and step into a bygone era of elegance and grace.

ACCOMMODATION

The accommodation comprises entrance reception hall, sitting room with fireplace and bay window, separate dining room again with a bay window and fireplace, cloakroom/wc, a generous sitting/family/dining room, garden room, newly fitted kitchen, 4 double bedrooms, en suite and family bathroom to the first floor. There is also a detached building providing a games room/office.





OUTSIDE

To the front of the property is a block-paved driveway providing off road parking and turning area, in turn leading to a DOUBLE GARAGE with power, light and personal door to the side garden. The whole plot extends to 0.34 acre with well kept and manicured gardens and lawns to the front, side and rear. To the north-western side of the house is a detached outbuilding currently used as a games room and utility, which could make an idea office for working from home.

The gardens are a sheer delight with many differing areas



providing secluded seating areas, vegetable garden, mature shrub planting together with a greenhouse and generous terracing and patio areas.

SITUATION

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 mainline railway station in Crewkerne itself, Exeter to London, Waterloo (with the station literally a short walk from this lovely house). There is a good bus service to neighbouring towns with Crewkerne itself boasting a comprehensive range of every day facilities, shops, supermarkets, doctors dentists and many antique shops together with public houses and restaurants.

Much of the surrounding countryside is on the Somerset/Dorset border which 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. The regional centre being Yeovil town being 15 minutes drive and again offers a comprehensive range of facilities including a mainline railway connection.

DIRECTIONS

What 3 words: [///mills.emphasis.broccoli](http://mills.emphasis.broccoli)

SERVICES

Mains water, gas, electricity and drainage. Gas-fired central heating.

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>

MATERIAL INFORMATION

Council Tax Band: E

The area around Station Road has a very low risk of surface water flooding and a very low risk of flooding from rivers and the sea.

Please be advised of local planning proposals and obligations in the current vicinity of Parkview. A link to Somerset Councils planning website for this postcode are found below:

<https://publicaccess.southsomerset.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

<https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=N5IHG2OWCR000>

Energy Efficiency Rating		Current	Target
For energy efficient (lower ranking) costs			
A	B	82	
C	D		
E	F	64	
G			
Minimum energy efficient (higher ranking) costs			
England & Wales			
EU Directive 2002/91/EC			

Station Road, Crewkerne

Approximate Area = 1840 sq ft / 170.9 sq m
 Garage = 263 sq ft / 24.4 sq m
 Outbuilding = 182 sq ft / 16.9 sq m
 Total = 2285 sq ft / 212.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Symonds & Sampson. REF: 1161056



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