

Symonds
& Sampson

North Perrott Road
Haselbury Plucknett

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Haselbury Plucknett
TA18 7PQ



- Sensational Detached Property
 - Fantastic Country Views
 - Extensive Parking
- Double and Triple Garage
 - Large Lock Up
 - Annexe Potential
 - Rare Opportunity
 - Viewing Essential

Guide Price £985,000
Freehold

Yeovil Sales
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THE DWELLING

A simply sensational detached property, which has been hugely extended over the years occupying a lovely rural location with large gardens and paddock with the grounds in total extending to 2.47 acres. The property benefits from fantastic views, and double glazing, whilst heating is provided by an air source heat pump.

ACCOMMODATION

A composite entrance door leads to the reception hall with a staircase rising to the first floor and a cloaks cupboard, whilst there is a cloakroom off with a contemporary suite.

The sitting room is a very good size having an aspect to the front of the property with a central feature living coal effect gas fire, marble surround and hearth, whilst patio doors lead to the fantastic kitchen/dining room.

This is a beautiful room being L-shaped with the dining area having bi-fold doors to the side, whilst the kitchen is beautifully fitted with a comprehensive range of units with granite worktops with grey soft closing doors.

Fitted appliances include a double oven, four ring hob with a stainless steel hood over, a peninsular unit/breakfast bar with drawers and cupboards under, and a wine cooler. Both floor and wall tiling. There are two atriums making this room particularly light and airy, whilst an archway leads to the morning room.

In keeping with the rest of the property, this is a fantastic room having bi-fold doors to the rear and floor tiling.

Also on the ground floor is a living room being dual aspect having a tiled open fireplace with doors to the side, a study, and a utility room, whilst there is a guest room/bedroom 5 with an ensuite shower room.

On the first floor is a good-sized landing, two double wardrobes and extensive eaves storage.

There are four really good-sized bedrooms the largest being dual aspect having a Juliet balcony providing country views and an ensuite shower room, a small walk-in dressing room with light whilst there is a family bathroom with a white suite.





OUTSIDE

Access to the front of the property is via electric gates leading to a driveway providing parking for 10-12 vehicles, whilst there is both a single and double garage with light and power connected and electric up and over doors.

Over the garages is a very good-sized attic room with an external staircase providing annexe potential, eaves storage, light and power connected and a cloakroom.

The formal gardens comprise lawned areas, pampas grass, a hot tub with a trellis over, fruit trees, a super lodge with light and power connected having a bar and gated access to the paddock.



There is secondary access via an electric gate to a further large area of parking with a huge workshop with electric doors and light and power connected.

The 2.02 acre paddock is on a separate title to the main house.

SITUATION

The property is situated in the pretty village of Haselbury Plucknett which has an active community. Village facilities include a public house, two churches, a popular first school and pre-school and buses to the surrounding areas, whilst Perrott Hill private school is approx. 2 miles and Wadham School 3 miles. The village is in striking distance of Crewkerne, Beaminster and Yeovil, which

have excellent shopping facilities including a Waitrose in Crewkerne along with local schools, doctors & dentists surgeries. Mainline rail services (London - Waterloo 2½ hours) are available from Crewkerne and Yeovil. There are good road links: the village is located just off the A30 and the A37 can be found at Yeovil. The A303 trunk road is only a few miles away and the Jurassic coast is 20 miles.

DIRECTIONS

What 3 words: [///lucky.linguists.shorts](http://lucky.linguists.shorts)

SERVICES

Mains water, electricity, septic tank, heating is provided by an air source heat pump.



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

Flood risk: Very Low



North Perrott Road, Haselbury Plucknett, Crewkerne

Approximate Area = 3189 sq ft / 296.2 sq m

Limited Use Area(s) = 27 sq ft / 2.5 sq m

Garage = 580 sq ft / 53.8 sq m

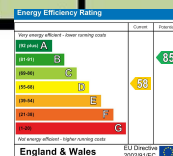
Outbuilding = 863 sq ft / 80.1 sq m

Total = 4659 sq ft / 432.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1241396



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