



Old Post House, Swan Hill



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Haselbury Plucknett, Crewkerne, Somerset,
TA18 7QT

Crewkerne and Train Station 3 miles. Yeovil 7.5 miles.

A Grade II listed detached village house offering spacious four bedroom, four reception room accommodation, together with off road parking, double garage, Shepherds Hut and gardens of 0.408 acres. EPC Exempt

- Sought After Village Location
- Kitchen, Utility and 2 Cloakrooms
- One En Suite and Family Bathroom
- Shepherd's Hut
- Freehold
- Four Reception Rooms
- Four Bedrooms
- Off Road Parking & Double Garage
- Gardens of 0.41 Acres
- Council Tax Band ??

Guide Price £695,000

SITUATION

Old Post House is situated within this popular village which lies just 3 miles outside Crewkerne, yet enjoys the rural feel and countryside surroundings. Within the village and the neighbouring village of North Perrott, amenities include a primary school, two pubs, garden centre with farm shop and cafe. Whilst Crewkerne offers an excellent range of shopping, recreational and scholastic facilities including a leisure centre and Waitrose supermarket, together with a general hospital. Transport links are good with the A30 accessible just outside of the village and the A303 within easy reach. Crewkerne also benefits from a train station offering a regular rail service to Exeter and London Waterloo.

DESCRIPTION

Old Post House comprises a Grade II Listed detached house constructed principally of stone exterior elevations and is contained beneath a tiled roof. The property is believed to date back to the 17th Century and between the 1930's and 1983 the property housed the local post office and shop and was then refurbished in the early 1990's. The property benefits from a wealth of character features associated with a house of its age including exposed beams, inglenook fireplace and window seats. The property benefits from oil fired central heating and flexible accommodation over two floors incorporating four reception rooms, kitchen, utility, and two cloakrooms on the ground floor. On the first floor, four bedrooms, one with an en suite shower room, together with a family bathroom. Outside are generous gardens together with off road parking, double garage and a superb Shepherd's Hut. In total the grounds extend to 0.41 acres.



ACCOMMODATION

Front door leads into the entrance hall with stairs rising to the first floor with cupboard under, electric meter cupboard and glass fronted cupboard with shelving. Sitting room with views from two aspects, together with an inglenook fireplace with inset log burner and beam over. Exposed beams, fitted cupboards and dresser to one wall. Opening leading into the snug, also with views from two aspects and built in storage cupboards. Adjoining cloakroom with low level WC and vanity unit with inset wash hand basin. Family room with stone fireplace (sealed) views from two aspects, built in worktop, sealed door to rear. Dining room with views from two aspects, exposed beams and door returning to the hallway. Archway leading to the kitchen comprising 1 1/4 bowl single drainer sink unit with mixer taps over, adjoining worktops with a range of floor and wall mounted cupboards and drawers, Bosch ceramic hob, together with double oven and grill, space for fridge and dish washer, stable door to rear views from two aspects and door to rear lobby. Utility room comprising single drainer stainless steel sink unit with mixer taps over, space and plumbing for washing machine and tumble dryer, Grant oil fired boiler, shelving and window to front. Cloakroom with low level WC and pedestal wash hand basin.

Landing with window to front and airing cupboard housing the factory lagged copper cylinder with immersion heater and slatted shelving. Bedroom one with leaded windows to front, fitted wardrobe and en suite shower room with large walk-in shower, low level WC and vanity unit, tiled floor, heated towel rail and window to side. Family bathroom comprising bath with shower over, low level WC, bidet and pedestal wash hand basin and window to rear. Bedroom two with views from two aspects, fitted wardrobe and window seat. Bedroom three with leaded window to front. Bedroom four with leaded window to front, mirror fronted wardrobes to one wall, built in desk and bookshelves. Access to the roof void.

OUTSIDE

To the front of the property is a low maintenance garden with central pathway leading to the front door, together with various shrubs and trees, along with a climber to the front elevation. To the side of the property a driveway leads through a 5-bar gate with parking for three cars together with access to the detached stone/block and rendered garage contained beneath a tiled roof and is approached through double timber doors and is connected with power and light, along with window to rear and personal door to side.

A pathway leads to a large sun terrace with oil tank and wood store. Beyond here is the Shepherd's Hut with oak flooring, built in dresser, windows to both front and rear, electric panel heater, bench seats and table, together with a concealed weighted double bed. This would make an excellent home office/guest bedroom or could be suitable as an Airbnb. The rear gardens are laid mainly to lawn and with well stocked flower and shrub borders along with a fine selection of trees. There is a fruit cage, chicken run and an additional log store. The top garden is laid to lawn and is hedged together with a picket fence and various trees, shrubs and a vegetable garden. There is also a compost area and side gate. In total the grounds extend to 0.41 acres.

VIEWINGS

Strictly by appointment through the vendors selling agent, Stags, Yeovil office. Telephone 01935 475000.

SERVICES

Mains water, electricity and drainage are connected. Oil fired central heating.
Mobile Services: EE, THREE, VODAFONE and O2 (ofcom)
Broadband Available : ADSL Under 24Mbps. Superfast 24-100Mbps. (ofcom)

DIRECTIONS

From Yeovil take the A30 towards Crewkerne and after passing through East Chinnock turn left into Haselbury Plucknett on the A3066 towards Briport. Continue along here and at the grass triangle turn right onto Swan Hill whereupon Old Post House will be seen a short distance along on the right hand side clearly identified by our For Sale board.

FLOOD RISK STATUS

None

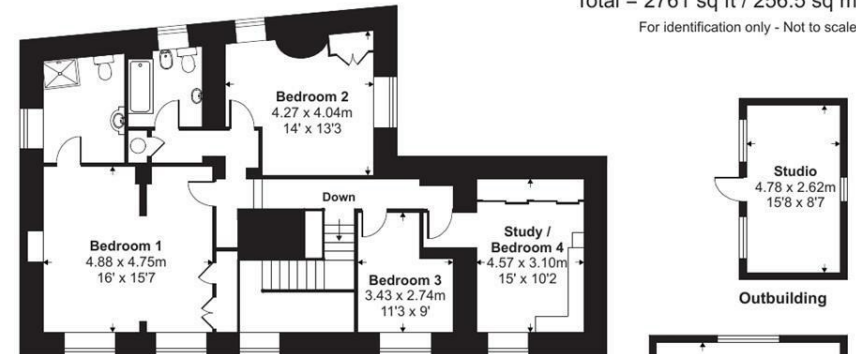


These particulars are a guide only and should not be relied upon for any purpose.

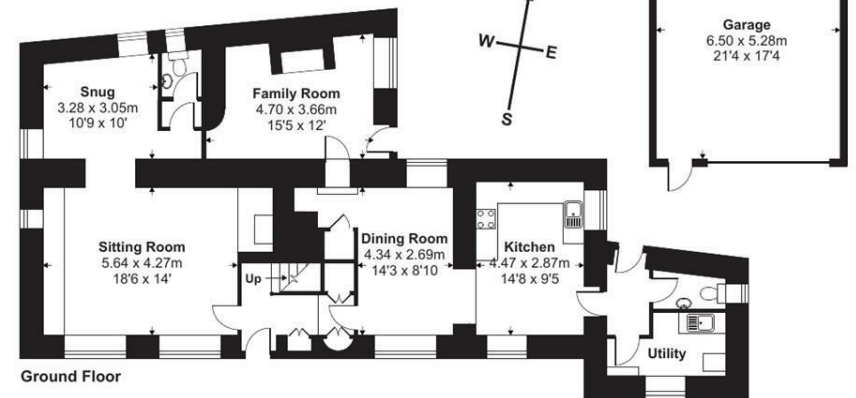


Approximate Area = 2252 sq ft / 209.2 sq m
Garage = 370 sq ft / 34.4 sq m
Outbuilding = 139 sq ft / 12.9 sq m
Total = 2761 sq ft / 256.5 sq m

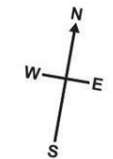
For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1104353

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