



Merrylands Cottage



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Corscombe, Dorchester, Dorset, DT2 0PD

Halstock 1 mile. Beaminster 5.5 miles. Yeovil 7 miles.
Crewkerne 8.5 miles.

A charming three bedroom detached cottage, enjoying wonderful country views together with extensive parking, double garage and set within grounds of just over 1/2 an acre. EPC Band E

- Three Reception Rooms
- Utility Room, Boot room and Cloakroom
- Two Bathrooms
- Large Gardens
- Freehold
- Kitchen/Breakfast Room
- Three Bedrooms
- Wonderful Views
- Extensive Parking and Double Garage
- Council Tax Band F

Guide Price £625,000

SITUATION

Merrylands Cottage is situated in a wonderful rural yet accessible location, surrounded by beautiful rolling countryside and well placed between the villages of Halstock and Corscombe, where a community shop, pub, church and village hall can be found. Beaminster is within 5.5 miles and Yeovil 7 miles, where an excellent range of shopping, recreational and scholastic facilities can be found. There is also a mainline rail link to Exeter and London Waterloo. Sutton Bingham Reservoir is within 3 miles and the Jurassic coastline at West Bay within approximately 13 miles.

DESCRIPTION

Merrylands Cottage started life as a pair of cottages but in more recent times has been developed into one dwelling. It is constructed partly of stone and brick exterior elevations with tiles hung to one gable end and is contained beneath a slate roof. The property benefits from oil fired central heating together with double glazed windows and doors throughout, being mainly hardwood but with some uPVC. The accommodation is light and spacious and incorporates a large entrance hall, three reception rooms and a superb kitchen/breakfast room with adjoining utility. Also on the ground floor is a boot room and cloakroom together with a ground floor bedroom. On the first floor are two double bedrooms, one with a dressing room, which could make an additional bedroom, along with two bathrooms.

Outside the cottage is surrounded by attractive gardens and grounds, from which wonderful views over the surrounding countryside can be enjoyed. There is extensive parking together with a detached double garage.



ACCOMMODATION

Brick entrance porch with oak door leading to the entrance hallway, currently used as a library with a range of fitted bookshelves and window to side. Door to inner hall with staircase rising to the first floor and window to front. Adjoining sitting room with delightful views from two aspects, three wall light points and under stairs cupboard. Door to boot room with tiled floor, coat hooks, wash hand basin, window to side and door to rear. Adjoining lavatory. From the sitting room a door leads into the study which enjoys views from three aspects, fitted bookshelves and wall lights. Opening leading into the kitchen/breakfast room which is comprehensively fitted and comprises 1 1/4 bowl single drainer sink unit with mixer taps over. Separate drinking water tap and food waste disposal system. Corrian worktops with a range of floor and wall mounted cupboards and drawers, oil fired Aga, integrated Neff dishwasher and attractive tiled flooring. Views from two aspects, three triple spotlights and bespoke oak larder cupboard with automatic light and glazed oak door to the utility room, which has views from three aspects and door to side. Oak worktops with cupboards and drawers beneath, wine rack and space and plumbing for washing machine and tumble dryer. Grant oil fired boiler and tiled flooring.

Leading off the kitchen is a spacious dining room with window to front and door leading into the inner hall, with secondary staircase to the first floor and window to front. Adjoining bedroom three/snug with views over the garden and fitted wardrobes with cupboards over to one wall, further range of fitted bookcases. Secondary landing with window to side. Bathroom comprising panelled bath with Mira shower over, pedestal wash hand basin, lavatory and window to side. Bedroom one with views from two aspects and airing cupboard housing the hot water cylinder with slatted shelving. Fitted bookshelves, trap access to the roof void and door opening into the dressing room (potential fourth bedroom) with window to rear and trap access to roof void, door to the main landing with window to side and additional staircase. Bedroom two with window to front, fitted wardrobes to one wall with cupboards over and fitted bookcase. Bathroom comprising panelled bath with Mira shower over, pedestal wash hand basin, lavatory, window to side and fitted cupboards with shelving.

OUTSIDE

The property is approached over a gated entrance with gravelled driveway providing ample parking and turning along with access to the detached double garage. It is accessed through twin up and over doors and is connected with power and light. Useful garden shed to side. To the front of the property is a large lawn protected by a mature hedge with attractive flower and shrub borders including rose garden and a front sun terrace. To the north of the cottage can be found the paddock which is protected by post and wire fencing and adjoins open farmland. Within this paddock is a selection of trees and an the oil tank. To the rear of the property is a further raised sun terrace, together with a lower seating area which is well hedged giving much privacy. Beyond this is an additional lawned garden with well stocked flower and shrub borders and in total the grounds extend to just over 1/2 an acre.

VIEWINGS

Strictly by appointment through the vendors selling agents, Stags, Yeovil Office. Telephone 01935 475000.

SERVICES

Mains water and electricity are connected. Oil fired central heating. Private drainage - Ceptic Tank installed 2 years ago.

Mobile Available : EE, VODAFONE and O2 (ofcom)

Broadband Available: ADSL under 24 Mbps Superfast 24 - 100 Mbps Ultrafast 100 - 999 Mbps Gigabit above 1000 Mbps (ofcom)

DIRECTIONS

From Yeovil head south along the A37 in the direction of Dorchester. After approximately 1 mile turn right signposted Sutton Bingham. Continue past the reservoir and on into Halstock. Remain on this road in the direction of Corscombe and after 1 mile Merrylands Cottage will be seen on the right hand side.

FLOOD RISK STATUS

None



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1732 sq ft / 160.9 sq m
 Garage = 396 sq ft / 36.7 sq m
 Total = 2128 sq ft / 197.6 sq m
 For identification only - Not to scale

First Floor

- Bedroom 3 / Dressing Room: 2.82 x 2.01m* 9'3" x 6'7"
- Bedroom 2: 3.48 x 3.10m 11'5" x 10'2"
- Bedroom 1: 4.60 x 3.66m 15'1" x 12'

Double Garage
6.12 x 5.97m 20'1" x 19'7"

Ground Floor

- Study: 3.02 x 2.64m 9'11" x 8'8"
- Utility: 3.23 x 2.14m 10'7" x 7'1"
- Kitchen: 4.55 x 2.39m 14'11" x 7'10"
- Breakfast Room: 1.85 x 3.10m 6'1" x 10'2"
- Music Room / Bedroom: 2.95 x 1.91m 9'8" x 6'3"
- Dining Room: 3.68 x 3.61m 12'1" x 11'10"
- Sitting Room: 6.43 x 4.60m 21'1" x 15'1"
- Entrance Hall: 3.45 x 1.88m 11'4" x 6'2"

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Stags. REF: 1103343



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			
		43	74
England & Wales		EU Directive 2002/91/EC	

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