



Furringdon House







Furringdon House

Crewkerne, Somerset, TA18 7NH

Crewkerne 1 ½ miles with rail link to London Waterloo. Ilminster 7 miles. Yeovil 8 ½ miles. Bridport 15 miles.

A beautifully presented spacious character family home with adjacent letting cottage and coach house with garaging below. Indoor swimming pool complex and all-weather tennis court, all set in the most attractive, well maintained and enclosed private gardens. In all approximately 1.5 acres. EPC Band D (for the main house)

- Superb Six Bedroom Family House
- Indoor Pool, Changing Rooms and Gym
- all Weather Tennis Court
- Beautifully Maintained Gardens
- Attractive Countryside Views
- Additional Two Bedroom Cottage and One Bedroom Coach House
- Ideal for Multi-Generational Living or Holiday Rental Income
- Twin Carports, Two Garages and Large Forecourt
- Grounds of Approx. 1.5 Acres
- Freehold - Council Tax Band G

Offers In Excess Of £1,350,000

Stags Yeovil

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SITUATION

Furrington House is situated approximately ½ mile from the thriving village of Merriott which provides local facilities including various shops, two public houses, church and village hall, primary and pre-school.

FURRINGDON HOUSE

Furrington House dates back to the late Georgian period and was built in 1832. It has been tastefully extended to provide a spacious family home with adjoining properties making it ideal for multi generational living, holiday let income or home offices.

The accommodation is set over three floors and is presented in excellent decorative order, with many original features throughout.

The accommodation comprises;

- Porch opening into the main entrance hall with turned Georgian staircase rising.
- Cloakroom. Dining room with parquet floor, carved stone fireplace with inset woodburner.
- Steps down to the semi-circular study with fitted office furniture and shelving.
- Sitting room with stone fireplace with wood burning stove, parquet flooring and large opening to the family room with an archway into a study area.
- Kitchen/breakfast room with floor and wall mounted units with granite worksurfaces, twin bowl stainless steel sink, tiled alcove inset with 4 oven electric dual control Aga, flagstone floor and opening to the snug with sealed fireplace and door returning to the hall.
- Games room with oak panelling and twin sliding doors opening onto the central courtyard and concealed oil-fired boiler.
- On the first floor the master bedroom with hidden door accessing an en suite bathroom with separate shower.
- Guest bedroom with incorporated bath and screen leading to shower, WC and wash hand basin.
- Two further double bedrooms and family shower room.
- Second floor with study landing, two further secondary double bedrooms and shower room.

There is a single storey stone and tiled extension on the southern elevation together with a semi-circular extension on the northern side and a castellated extension on the western elevation.

THE COTTAGE

The outbuilding adjoins the main house on the southern elevation which it utilised as a holiday letting and has a potential income of over £25,000. The accommodation comprising; hall, kitchen, sitting room with doors onto the private terrace, two double bedrooms and a shower room.

THE COACH HOUSE

Situated opposite the main house and across the courtyard, the Coach House is constructed of stone elevations under a slate roof with four dormer windows. The ground floor has central twin open carports flanked by large single garages, one currently used as a laundry room with an oil fired boiler. The property is accessed via an external staircase giving access to the accommodation comprising; kitchen/living room opening to the bedroom with en suite shower room. This has also been used as a holiday let and has an annual income potential of approximately £20,000 per annum.

INDOOR SWIMMING POOL COMPLEX

This impressive indoor swimming pool complex is also constructed of stone elevations with eight double glazed sliding doors all set under a slate roof, along with a large area of PV Solar Panels which power the hot water in the main house and generate an income of approximately £1,800 / year from a grid feedback scheme. The complex houses the pool plant room, filtration system, two changing rooms and separate gym. The indoor heated pool measures 21.78m x 11.30m with a tiled surround and electric pool cover.





GARDENS AND GROUNDS

The property is approached through electric wrought iron gates with stone pillars and balled finials. A tarmac drive flanked by stone walling with borders opens onto an extensive tarmac area for parking and turning which forms the central courtyard.

Adjacent to this there are a number of lawns with well-stocked borders screened with laurel hedging and mature coniferous trees. Steps lead up to a terrace in front of the pool house.

A further area of garden accessed between the pool house and the coach house provides a large expanse of level lawn with a timber and glazed greenhouse and enclosed sunny and sheltered seating area.

Lying to the rear of the pool is a further private paved terrace and access to the all-weather tennis court screened by further hedging.

The garden borders farmland to the south and east. The lawn continues on the western side with a further private terrace for the cottage. In the south west corner there is a hidden garden with a large timber garden store and further shed and 3.000 litre oil tank. In all the gardens and grounds extend to approximately 1.5 acres.

THE LOCATION

The area is renowned for its variety of scholastic facilities catering for both the private and state sectors. Nearby private schools include Perrott Hill, Hazelgrove, Sherborne Boys, Girls and Prep schools, along with the Millfield Independent School with both day and boarding options for 2-18 years.

The market town of Crewkerne is approximately 1 ½ miles offering a wide range of shopping facilities including Waitrose. With the large commercial centre of Yeovil just 8 ½ miles away, the town offers various recreational options including theatre, cinema, clubs and gyms. Restaurants locally cater for all tastes with gastro pubs and fine dining.

The area is well positioned for access to the A303 just 4 miles distant, giving excellent access to either the M3 and London or the M5 via Taunton and the south west. For those who wish to take the train, stations can be found at Crewkerne, Yeovil, Castle Cary or Sherborne.

The nearest airports are located at Bristol, Exeter or Bournemouth.

SERVICES

Mains water and electricity. Private drainage (Septic tanks and separate Bio-Digester)

Mobile Available : EE THREE, VODAFONE and O2

Broadband Available: ADSL under 24 Mbps Superfast 24 - 100 Mbps

TENURE

Freehold

COUNCIL TAX BAND - G

FLOOD RISK STATUS - none

LOCAL AUTHORITY

South Somerset District Council, The Council Offices, Brympton Way, Yeovil, BA20 2 HT. Telephone 01935 462462

FIXTURES AND FITTINGS

All fixtures and fittings unless specifically referred to within the particulars are expressly excluded from the sale of the freehold. However, certain items may be available by separate negotiation.

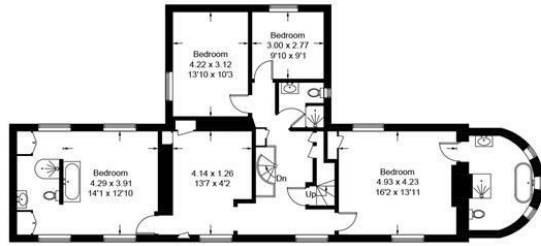
VIEWINGS

Strictly by appointment through the vendors selling agent, Stags Yeovil office. Telephone 01935 475000 or email yeovil@stags.co.uk

DIRECTIONS

From Yeovil proceed west on the A30 passing through the villages of West Coker and East Chinnock. Proceed for just under 3 miles taking a right turn signed to Haselbury Mill and Tithe Barn (brown sign) and enter Lower Severalls Road. Continue on this lane for approximately 1 mile and Furringdon House is the last property on the left just before the junction with the A356

Approximate Gross Internal Area
 Main House = 372.6 sq m / 4010 sq ft
 Cottage = 46.7 sq m / 502 sq ft
 Outbuilding = 276.9 sq m / 2980 sq ft
 Coach House = 55.6 sq m / 598 sq ft
 Total = 751.8 sq m / 8092 sq ft



First Floor



Second Floor

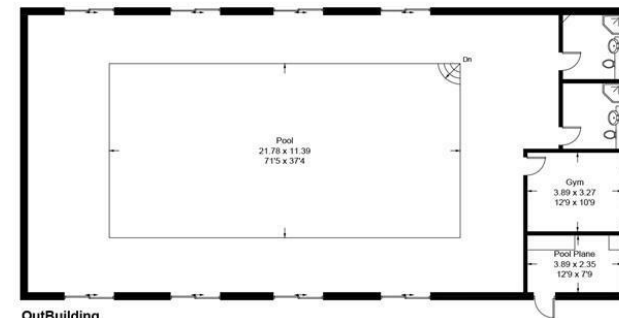


Coach House
First Floor



Cottage

Ground Floor



OutBuilding

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID914276)



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



