



Old Barn House,





# Old Barn House,

Merriottsford, Merriott, Somerset TA16 5NH

Crewkerne/Railway Station 1.8 miles. Yeovil 9.5 miles. Jurassic coast at West Bay 16.5 miles.

A wonderful and beautifully presented five bedroom detached family home set within attractive private gardens with extensive parking and a detached double garage with studio room over. EPC Band C.

- Sought After village
- Sitting Room and Study
- Utility and Boot Room
- Four Further Bedrooms
- Attractive Gardens, Double Garage with Studio
- Hallway and Cloakroom
- Kitchen/Dining Room with Pantry
- Ground floor Bedroom
- One en Suite and Family shower Room
- Freehold. Council Tax Band F

## Offers In Excess Of £695,000

### SITUATION

Old Barn House is situated on the southern fringes of this thriving village of Merriott which provides local facilities including various shops, public house, church and village hall, together with a primary school and pre-school. The market town of Crewkerne is within 2 miles where a wide range of shopping recreational and scholastic facilities can be found, including a Waitrose supermarket and sports centre with indoor swimming pool. There is also a mainline rail link to Exeter and London Waterloo., located on the edge of the town.

### DESCRIPTION

Old Barn House is a handsome home constructed principally of hamstone and contained beneath a pitched tiled roof. It was built in the 1980's for the present owners who have enjoyed this individually designed home. It benefits from gas fired central heating and double glazed windows throughout. The property is offered in excellent decorative order and provides flexible five/six bedroom accommodation over the two floors. All principal rooms enjoy wonderful south west facing views over its private gardens and grounds, which have been beautifully landscaped together with parking and turning and a detached double garage with rear stone steps leading to a first floor studio room.





## ACCOMMODATION

Entrance porch with courtesy light with glazed oak door with side screen leading to the entrance hallway with attractive oak flooring, two windows to rear and stairs to first floor with coats cupboard beneath. Cloakroom with low level WC, pedestal wash hand basin and half tiled walls. Superb sitting room with stone fireplace with inset log burner on a tiled hearth with beam over, window and glazed french doors leading directly out onto the garden. Bedroom five with window overlooking the garden, three wall light points and trap access to the roof void. Study with window overlooking the garden. Kitchen/Dining room with large window and glazed french doors leading out onto the garden. The kitchen area is comprehensively fitted and comprises one and a quarter bowl sink unit with mixer taps over, adjoining granite worktops along with an excellent range of floor and wall mounted cupboards and drawers, integrated fridge, freezer and dishwasher, together with a Creda electric double oven and grill with Solar Glow hob and extractor fan over. Gas fired Aga with a tiled surround and beam over, granite island with units beneath and walk-in pantry. Attractive slate flooring throughout, along with the large dining area. Adjoining utility room with single drainer sink unit with taps over, adjoining worktops with a range of floor and wall mounted cupboards, wall mounted Vaillant gas fired boiler and space and plumbing for washing machine and tumble dryer. Window to rear, tiled floor and door to the boot room, with space for fridge/freezer, door to rear.

Spacious landing with window and roof light to rear and trap access to roof void, cupboard with hanging rail and slatted shelving. Bedroom one with views from two aspects, fitted wardrobes and door to en suite bathroom comprising P-shaped bath with shower over, vanity unit with inset wash hand basin with mirror, light and store cupboard over and a low level WC, fully tiled walls and heated towel rail. Bedroom two with window overlooking the garden. Bedroom three with window overlooking the garden and trap access to roof void. Bedroom four with window overlooking the garden. Shower room comprising walk-in shower, vanity unit with inset wash hand basin and low level WC, fully tiled floor and walls, along with a heated towel rail.

## OUTSIDE

The property is approached over a shared gravelled drive which is tree lined and flanked by mature shrubs and bushes. It leads to its own private drive and detached double garage constructed of hamstone and contained beneath a tiled roof, with stone steps leading to a first floor studio room with window and connected with power and light. The garage is approached through twin up and over doors, also connected with power and light, window and personal door to side. There is also an electric vehicle charging point.

A pair of 5-bar timber gates open onto a large gravelled driveway providing ample parking and turning and is protected by conifer hedging and shrub borders. An archway with pathway leads to the front door with a large paved sun terrace, together with cold water tap, electric light and electric sockets. Paved Bar-b-que area with pergola festooned with Wisteria and Clematis, opening out onto a large expanse of lawn, with various shrubs, bushes and trees, including a fine Willow. There is also a productive vegetable patch and a summerhouse/garden shed. This is a most private setting, which also makes the most of its south westerly aspect.

## SERVICES

All mains services are connected.

Gas fired central heating.

Broadband Available: ADSL under 24 Mbps Superfast 24 - 100 Mbps Ultrafast 100 - 999 Mbps

Mobile Availability: Three, EE, O2 and Vodafone

## VIEWINGS

Strictly by appointment through the vendor selling agent. Stags, Yeovil office, telephone 01935 475000.

## DIRECTIONS

From the A303 take the A356 signposted Crewkerne. After approximately 3.5 miles and before entering Crewkerne turn right signposted Merriott opposite the turning to Haselbury Plucknett. Continue into the village and at the mini roundabout turn left whereupon the entrance to the property will be seen on the right hand side.

## FLOOD RISK STATUS

Very low risk of river and sea flooding, however, lower areas in the village have experienced some surface water flooding. We have been advised by the vendor that the property has never flooded.





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.



### Old Barn House, Merriottsford, Merriott

Approximate Area = 2518 sq ft / 233.9 sq m  
Garage = 544 sq ft / 50.5 sq m  
Total = 3062 sq ft / 284.4 sq m  
For identification only - Not to scale

**GARAGE FIRST FLOOR**

**FIRST FLOOR**

**GROUND FLOOR**



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			
England & Wales		73	80
EU Directive 2002/91/EC			

4/6 Park Road, Yeovil,  
Somerset, BA20 1DZ

yeovil@stags.co.uk

01935 475000