



The Old House



The Old House, North Street

Haselbury Plucknett, Crewkerne, TA18 7RJ

Crewkerne/Railway Station 3 miles. Yeovil 7 miles. Jurassic coast 15 miles.

A charming four/five bedroom detached Grade II Listed character house, rethatched in 2023 and set within wonderful gardens and grounds of approximately 0.62 acres. EPC exempt.

- Two Reception Rooms
- Kitchen/Dining Room
- Study and Utility
- Snug/ Bedroom Five
- Four further Bedrooms
- One En suite and Family Bathroom
- Extensive Parking
- Private Gardens of approximately 0.62 acres.
- Freehold
- Council Tax Band F

Offers In Excess Of £850,000

SITUATION

The Old House is situated within the heart of this popular village which lies close to the Somerset/Dorset border. The village benefits from a primary school, church and public house/restaurant. The neighbouring village of North Perrott has a farm shop and cafe, along with a pub and well respected Perrott Hill school. Crewkerne is within 3 miles where an excellent range of shopping, recreational and scholastic facilities can be found, including a Waitrose supermarket, along with a mainline railway station to Exeter and London Waterloo. The property is conveniently located for schooling with buses from Haselbury to Wadham and Beaminster schools and from Crewkerne to Colyton Grammar school.

DESCRIPTION

The Old House is a most attractive detached stone property, contained beneath a thatched roof which was completely re-done in 2023. This Grade II listed property offers a wealth of character features associated with a house of its age and importance, including hamstone fireplaces, exposed beams, mullion windows and window seats. The property offers spacious and flexible accommodation with annexe potential. Many of the principal rooms enjoy views from two aspects, taking in wonderful views of its private gardens to rear, with a backdrop of the local church. The property benefits from oil fired central heating and is offered in excellent decorative order throughout.



ACCOMMODATION

Newly thatched entrance porch with bench seats and courtesy light, with studded timber door leading to the reception hall/music room with recessed log burner with over mantle, attractive tiled flooring, exposed beams and stairs rising to the first floor. Views from two aspects and doorway to sitting room with a hamstone fireplace with a cast iron grate and over mantle. Views from two aspects, two window seats and exposed beams. Rear hall with glazed door to the rear garden, useful coats cupboard with adjoining shelving and door to cloakroom with low level WC and a tiled vanity unit with inset wash hand basin with a cupboard under, quarry tiled floor and window to front. The kitchen is well fitted and comprises a twin belfast sink with mixer taps over, adjoining tiled worktops and a range of floor mounted cupboards and drawers, together with integrated fridge and dishwasher, recessed Rangemaster cooker incorporating five ring ceramic hob , two ovens and a grill. Exposed beams, two windows to the front and glazed door, together with window to rear and tiled flooring throughout. Archway leading through to the dining room with a feature hamstone fireplace, corner bench seats with glazed windows on two aspects, built in store cupboard and additional worktop space with cupboards and drawers beneath. Adjoining the kitchen can be found the study with a large leaded window to front and built in shelving. The hallway leads into the utility room which comprises; single drainer sink with adjoining worktops, with cupboards and drawers beneath and space for washing machine. Boiler cupboard housing the oil fired boiler, clothes airer and door to snug/bedroom five, with built in cupboards to one wall and uPVC glazed french doors to the rear garden.

On the first floor is a spacious landing with exposed beams, two windows over looking the rear garden, both with quarry tiled cills and a useful linen cupboard. Bedroom two with vaulted ceiling, views from two aspects and fitted wardrobes. Bedroom three with exposed beams, sloping ceiling and window to front. Shower room comprising; large shower cubicle, pedestal wash hand basin and low level WC, airing cupboard housing the Megaflo hot water cylinder, heated towel rail and trap access to the roof void. Adjoining principal suite accessed through its bathroom and comprising bath with shower over, pedestal wash hand basin and low level WC, built in cupboard with a tiled top, window to front and door to bedroom one, with views from two aspects, sloping ceiling and built in wardrobe and trap access to roof void. Bedroom four with window to rear, sloping ceiling and trap access to roof void, fitted wardrobe with store cupboard.

OUTSIDE

The property is set well back from the village road, behind two stone walls with mature shrub and tree boundaries. It is approached over a tarmac driveway providing ample parking and turning. There is a large cobbled area with useful store shed and concealed oil tank to side. To the side of the property is a pair of double timber gates providing access to the rear garden. Here there can be found a paved sun terrace with pond and stone bench and with a paved pathway leading around to the rear of the property. Here there is a patio area with outside lights and sockets, along with two lawned areas protected by low stone walls. Beyond here is the main lawned garden with various shrubs, bushes and trees and a summerhouse. A block paved pathway leads through to the kitchen garden which is protected by a mature beech hedge. There are various vegetable beds and a further selection of trees including Oak and a Fig tree. There is also a cold water tap. In total these private gardens extend to approximately 0.62 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.
Broadband availability : Standard and Superfast (ofcom)
Mobile availability : EE, O2 and Vodafone (ofcom)
Flood Risk Status : Very low risk (environment agency)

DIRECTIONS

From Yeovil head in a westerly direction on the A30 towards Crewkerne. After approximately 6 miles turn left onto the A3066 signposted Bridport. After a short distance and before the village pub, The Old House will be seen on the right hand side, clearly identified by our For Sale board.



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.



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