



## Summersmead, Clapton, Crewkerne, Somerset

A spacious detached four bedroom barn conversion with generous garden, parking and country views.

Offers In Excess

**£495,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## Summersmead, Clapton, Crewkerne, Somerset, TA18 8PY

- Single storey barn conversion
  - Ham stone construction
    - 2 reception rooms
    - Double glazing
    - Oil central heating
    - Open country outlook
- Garden bordered by a stream
  - No onward chain

Viewing strictly by appointment  
Symonds & Sampson  
01308 863100





Located in a small development in a rural setting, the property offers spacious accommodation all on one level and is set around a gravelled courtyard. Converted in the late 1990s, it is now an impressive four double bedroom property with two vaulted reception rooms with views over the garden and onto the surrounding countryside. The kitchen/breakfast room is generous. The master bedroom has super built-in storage and a shower en-suite. Summersmead is packed with beautiful character features throughout including flag stones, solid wood floors, doors and high beamed ceilings. The total plot is about 0.26 acres (0.11ha) with extensive parking to the front and side. To the rear is a garden which is edged by a stream and beyond are open views over fields. No onward chain. Early viewing strongly recommended.

#### Accommodation

The property is laid out as follows

Entrance door into hall with flagstone floor and doors leading off to the reception rooms and kitchen/breakfast room. Cloakroom.

Half-glazed double doors into the rear dual aspect spacious dining hall with vaulted beamed ceiling. The flagstones run on from the hall through this room and continue into the sitting room. A feature window is set high into the pitch of the wall adjoining the sitting room.

Half-glazed double doors open into the dual aspect sitting room which is wonderfully light and airy with another vaulted and beamed ceiling. It has a central feature of a brick fire surround and large inset multi-fuel fire. French doors open out to the garden.

The kitchen/breakfast room is again spacious with a comprehensive range of wall and floor units with wood effect doors and topped in a complimentary dark surface. Broom

cupboard. Solid wood floor. Window seat and French doors out to the rear garden. Integrated items include an electric oven and hob. There is space for a dishwasher. There is plenty of space to seat six people easily. Door into utility.

The utility has a work surface with stainless steel sink and cupboard under. Space for a washing machine and tumble dryer.

There are four double bedrooms, three with built-in storage. All bedrooms lead off the internal hall with its beautiful solid wood floor. Airing cupboard with emersion heater.

The master bedroom has excellent built-in storage across one wall and again is of very generous proportions. En-suite shower comprising of a shower cubicle, pedestal basin and W.C.

Family bathroom has a pedestal basin, bidet, W.C and bath.

#### Outside

There is extensive gravelled parking to the front and side of the property.

The garden is a generous space which has a private feel. A rear paved terrace comes off the property leading onto a large lawned area with mature trees and shrubs. Shed. There is a small wild part to the rear of the garden which then takes you down to the stream. Open fields beyond.

#### Agents Note

There is access over the driveway to the next door property.

#### Services

Mains water and electricity. Septic tank drainage  
Oil central heating.

#### Local Authority

South Somerset District Council - 01935 462462  
Council Tax Band F.

#### Situation

Clapton is a pretty village just outside the larger town of Crewkerne which offers a range of facilities including banks, Post Office, schooling, supermarkets including Waitrose and a leisure complex. There is a main line station (Exeter - Waterloo). The Jurassic coast is approx. 15 miles distance at West Bay and Lyme Regis.

#### Services

##### Services

Mains water and electricity. Septic tank drainage  
Oil central heating.

#### Broadband

Standard and Ultrafast broadband is available

#### Mobile Phone Coverage

EE is good on voice and data indoors  
O2 is good on voice indoor but not data  
3 and Vodafone you should not expect to receive a signal indoors.  
All providers are good outdoors.  
(information from <https://www.ofcom.org.uk>)

#### Local Authority

Somerset Council - [www.somerset.gov.uk](http://www.somerset.gov.uk)  
Council Tax Band F.

Property information

There is access over the driveway to the next-door property. We are not aware of any planning applications that will affect this property. The property is in a high risk area for Rivers and sea flood but low risk for surface water. Details can be found via <https://planning.dorsetcouncil.gov.uk>

# Summersmead Clapton, Crewkerne, Somerset

Approximate Area = 1764 sq ft / 163.8 sq m

For identification only - Not to scale



GROUND FLOOR

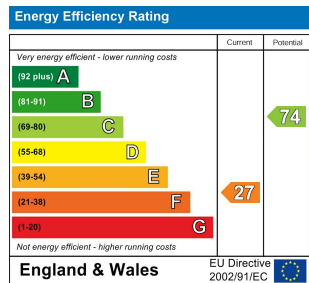


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2022. Produced for Symonds & Sampson. REF: 886579



Directions

From Beaminster proceed to Broadwindsor and then onto Drimpton. In the village of Drimpton just past the Royal Oak public house, turn right signposted Clapton and Crewkerne. Continue on this road passing through Netherhay at the next T junction bear left and this property will be found after a short distance on the right.



CEC/23.08.2022/3416 amended 23.9.22, 6.10.22, 7.2.23, 27.3.23, 22.6.23, 23.8.23, 9.2.24- 02.04.24

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