



Honeysuckle Cottage, Hewish, Crewkerne, Somerset

A unique 17th century three-bedroom cottage located in the rural village of Hewish with beautifully landscaped gardens.

Guide Price
£485,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Honeysuckle Cottage, Hewish, Crewkerne, Somerset, TA18 8QU

- Character property
 - 3 bedrooms
 - 2 bathrooms
- Large reception room with woodburning stove
- Stunning landscaped gardens with outbuildings
 - Driveway parking for two cars

Viewing strictly by appointment
Symonds & Sampson
01308 863100





This charming three-bedroom period property is peacefully situated in the village of Hewish, just outside Crewkerne. The 17th Century cottage has been thoughtfully modernised, creating a cosy and inviting atmosphere. Inside, a spacious farmhouse kitchen/diner complements a comfortable sitting room with a wood-burning stove. Upstairs, two double bedrooms, a single bedroom, and two bathrooms provide comfortable living spaces. Outside, a well-kept garden at the rear includes various outbuildings like a summerhouse and workshop. The property features practical amenities such as oil-fired central heating, uPVC double glazing, and driveway parking for two cars. Being an unlisted cottage, it's a rare find, making early viewing advisable.

Accommodation

The property is laid out as follows:

On the front aspect is a sizable porch leading into the kitchen diner.

The kitchen comprises of bespoke farmhouse wooden base and wall units with a black granite worktops over. Belfast sink inset with integrated dishwasher below. Freestanding Rangemaster cooker with extractor over and space for a freestanding fridge freezer opposite. There is space for a dining room table and chairs to seat four.

Opposite the kitchen is the sizeable sitting room. This dual aspect room benefits from a large multi-fuel burning stove housed in a large

attractive hamstone inglenook fireplace, French doors leading outside, door into the utility and stairs leading upwards. Although presently covered by a carpet, the room retains its original flagstone flooring underneath. The utility room/WC comprises of a WC, wash hand basin with the oil boiler located in the room next door. There is power and plumbing for a washing machine and dryer.

Upstairs you will find two double bedrooms, the main bedroom boasts of a dual aspect room with modern en-suite shower room off. There is a further single bedroom and family bathroom.

The family bathroom comprises of a modern suite fitted in white with a claw foot roll top bath, wash hand basin, WC and heated towel rail.

Outside

On the front aspect is a gravelled driveway with parking for two cars.

On the rear is a small, gravelled area leading to a brick-built outhouse with a modern roof and floor. Beyond the outbuilding are steps leading to the main garden area where you will find a large decking area on which is situated a summer house with power and lighting overlooking a good size fishpond. There are two seating areas with lawn to the side and a living beech screen with two archways, providing access to the rest of the garden here are further lawned areas, workshop, wood store, tool shed, a small copse of silver birch trees and a ginkgo biloba.

Beyond is a utility area, a tree house and a new summerhouse with amazing views over the rolling hills beyond.

Situation

Hewish is a small but highly regarded village with a number of attractive houses, located approximately 2 miles from the town centre of Crewkerne. The attractive market town offers an excellent range of amenities including shops, pubs, restaurants, supermarkets (including Waitrose), schools and churches as well as main line rail connections to London (Waterloo). Situated on the Somerset/Dorset border, much of the countryside is designated as National Landscapes. The beautiful World Heritage coast is within about 10 - 12 miles.

Services

Mains water and electricity are connected.
Septic tank drainage.
Oil-fired central heating.

Mobile phone coverage is both good indoors and out.
Broadband - Superfast broadband is available.
(information from <https://www.ofcom.org.uk>)

Local Authority

Somerset Council - <https://www.somerset.gov.uk>
Council Tax Band D.

Property Information

There is a right of access footpath over the side of the property giving access to the rear property.
 There is access to the middle cottage by arrangement which is rarely used.
 Chancel repair liability - currently covered by insurance.

Details can be found via
<https://www.somerset.gov.uk/planning-buildings-and-land/>

The property is in a high risk area for surface water but a low risk area of rivers and sea flooding.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

There are no active planning consents in the nearby area that will effect the property which we have been made aware of.

Directions

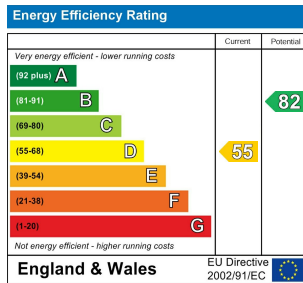
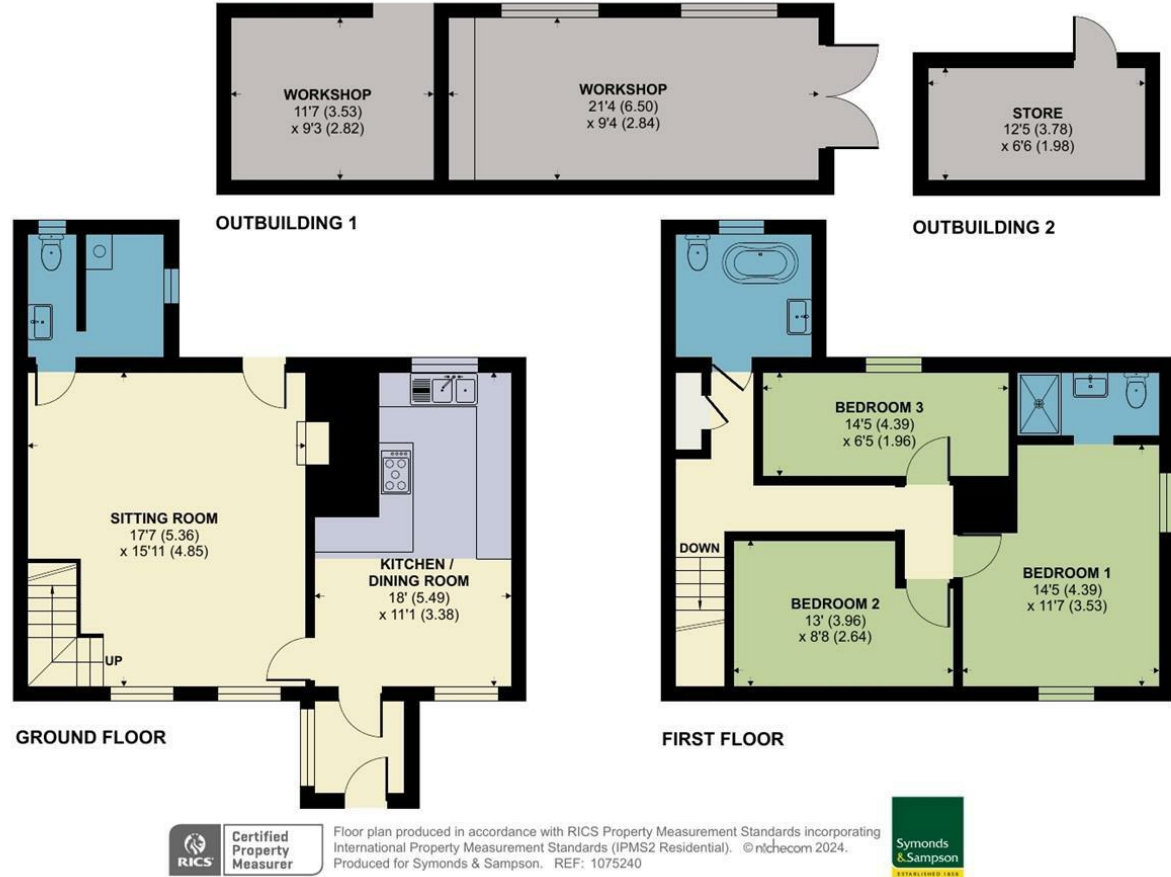
From Beaminster at the mini roundabout bear left signposted Broadwindsor and continue into the village continue through the centre and on towards Drimpton. In the village of Drimpton turn right just past the Royal Oak into Netherhay Lane and continue along this road until you reach the B3165. Turn right towards Crewkerne and continue through the village of Clapton. After a short distance turn left into Hewish Lane and continue down into the village, follow the road around and this property will be found on the left-hand side.



Honeysuckle Cottage, Hewish, Crewkerne

Approximate Area = 1162 sq ft / 108 sq m
 Outbuildings = 389 sq ft / 36.1 sq m
 Total = 1551 sq ft / 144 sq m

For identification only - Not to scale



ME/19.1.24/3568

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