



Kinara, Back Lane, North Perrott, Crewkerne, Somerset

Extended four-bedroom detached family home situated within a sizeable plot in the sought after village of North Perrott.

Guide Price
£499,950
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Kinara, Back Lane, North Perrott, Crewkerne, Somerset, TA18 7SP

- Detached
- Four bedrooms
- Two reception rooms
- Modern kitchen
- Good size plot
- Open aspect views on the rear
- Driveway and garage

Viewing strictly by appointment
Symonds & Sampson
01308 863100





This spacious four-bedroom home is situated in the sought-after area of Back Lane in North Perrott. Enjoying a peaceful setting, the property boasts an open rear outlook onto picturesque farmland. Upon entry, you're greeted by two generously proportioned reception rooms complemented by a contemporary kitchen and separate utility area. Upstairs, discover three double bedrooms alongside a single bedroom, accompanied by a well-appointed family shower room. Convenience is key with parking for up to four cars available on the driveway, in addition to an integral garage. Modern amenities include aluminium double glazing and efficient oil central heating throughout. Early viewing is highly recommended to fully appreciate all this property has to offer.

Internal

The property is laid out as follows:

Leading into the property is a partially glazed uPVC door bringing into the hallway. Off the hallway are stairs leading upwards and doorways to all principal rooms. There is a conveniently placed WC with wash hand basin.

Off the hallway is the modern kitchen fitted with white hi gloss base and wall units and a roll edge worktop over. There are a variety of high specification integrated appliances including an eye level double

oven, electric hob, dishwasher, and fridge freezer. Off the kitchen is a practical utility space with space for a washing machine and doors leading into the garage and conservatory.

The conservatory is situated on the rear aspect with carpeted flooring and French doors leading into the gardens.

On the front aspect is the first reception room with laminate flooring, window to the front and doorway leading into the second reception room.

The second reception room is current setup as the main lounge/diner. There is a wood burning stove plus space for a table and chairs to seat 4. From here there are a further set of French doors leading into the garden.

Upstairs are three double bedrooms and one single. The main and second bedrooms are both fitted with built in wardrobes.

The family shower comprises of a wash hand basin, WC, glazed walk-in shower cubicle with thermostatic shower over.

External

On the front aspect is a wildflower garden with driveway parking for 4 cars and access to the garage door.

The integral garage is accessed off the utility room with an over and over door, power, lighting and housing the oil-fired boiler.

On the rear aspect is a stunning open aspect mature garden with a sizeable sun terrace. There is a central laid lawn with a variety of tall mature trees and mature shrubs bordering the garden.

Situation

North Perrott is a pretty village with many character houses and cottages and a number of modern properties. Village amenities include church, garden centre, The Manor Arms public house, bus service and private school. The nearest town of Crewkerne is situated approx. 3 miles distant with a larger range of facilities including banks, Post Office, schooling, supermarkets including Waitrose and a leisure complex. There is a main line station (Exeter - Waterloo) and the Jurassic coast is approx. 15 miles distant at West Bay.

Property Information

Superfast broadband is available. All four major networks offer indoor and outdoor mobile service.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=dt83rz&uprn=10002642366>

Services

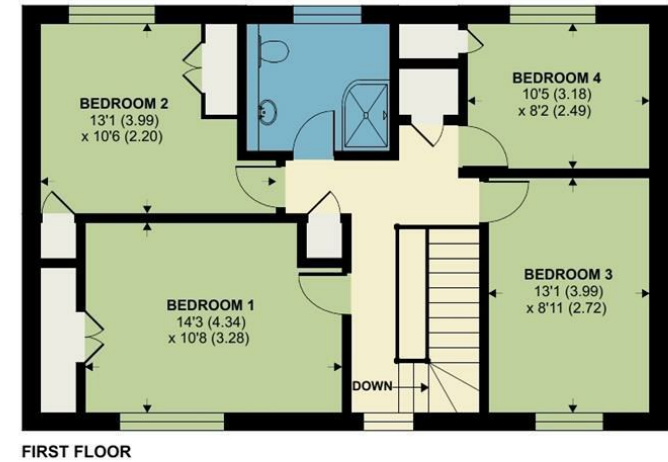
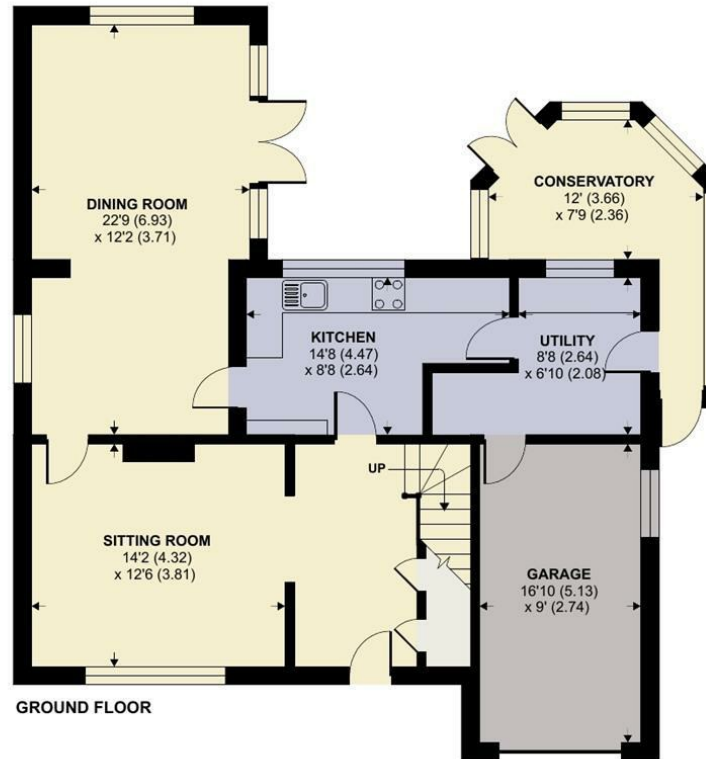
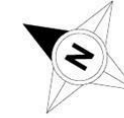
There are no current granted planning applications within the

postcode which will effect the property, which we have been made aware of.
<https://publicaccess.southsomerset.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>
 As is often the case, the title register is likely to contain rights and covenants, please check with your legal adviser or call the office if you would like to discuss prior to making a viewing.

Back Lane, North Perrott, Crewkerne

Approximate Area = 1886 sq ft / 175.2 sq m (includes garage)

For identification only - Not to scale



Directions

From our Beaminster office proceed into the Square taking the road between the Red Lion and hair dressers and continue along this road until you reach the A356 turning left signposted South Perrott and Crewkerne. Continue through South Perrott until you reach the Misterton crossroads. Turn right signposted Yeovil and North Perrott. Upon entering North Perrott turn right into Back Lane. as Back Lane bears left the property will be

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1113738



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