



Symonds  
& Sampson

# April Cottage

Roundham, Crewkerne, Somerset,

# April Cottage

Roundham  
Crewkerne  
Somerset  
TA18 8RH

Cosy Two/ three bedroom period cottage situated in the rural hamlet of Roundham just a mile away from Crewkerne. The property has much to offer internally and externally from its 1.21 acre paddock with accompanying stable block.



- Period cottage
- Three good sized bedrooms
  - Two reception rooms
  - Modern kitchen
  - Modern bathroom
- Stables and Paddock
- Enclosed rear garden
- Large plot measuring 1.21 acres
  - Village location

Guide Price £425,000

Freehold

Beaminstor Sales  
01308 863100

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## DWELLING

Cosy Two/ three bedroom period cottage situated in the rural hamlet of Roundham just a mile away from Crewkerne. The property is a stone cottage with solid walls and comes with an accompanying paddock measuring just over an acre.

## INTERNAL

The property offers useful accommodation which on the ground floor includes an entrance porch leading into the sitting room with a fireplace and wood burning stove, a second reception room which is currently used as the dining room. A modern kitchen, which has a range of wall and base cupboards with drawers and work surfaces over, access from the kitchen to the utility room and a bathroom . On the first floor there are three decent sized bedrooms. The first and second bedroom have been combined to make one big room, which can easily be put back with a stud wall.

## OUTSIDE

Access from the road onto a driveway that runs in front of the cottage and leads to the rear where there is an extensive hard standing area, providing ample parking.

## Outbuildings

Two looseboxes, tack room and double garage, of timber construction with power and light connected. This would be ideal for some form of redevelopment. (STPP)

## Paddock

The drive leads past the stables to the paddock which is well drained and fenced. The field measures just over an acre.

## Garden

Towards the rear of the house there is a laid to lawn garden with some paving and a mixture of small plant and shrub borders. Adjacent to the garden and behind the stables lies a small orchard and vegetable garden.

## SITUATION

Roundham lies approximately 1 mile to the West of the market town of Crewkerne. Crewkerne lies in a pleasant undulating countryside along with a good bus service and a range of useful day to day amenities which include a variety of shops, banks and building societies, schools for all ages, doctors and dentist surgeries, veterinary practice, cottage hospital and a mainline railway station connecting to London.

## DIRECTIONS

From Crewkerne proceed out of the town onto the A30 Chard road for approximately 1 Mile. On entering Roundham, proceed around the first right hand bend and the property will be found about 100 yards further on your Right hand side . If you pass the pub you have gone too far.

What3words - ///topping.blitz.originals

## SERVICES

Mains water and electricity are connected. Shared septic tank. LPG Heating.

Broadband: Standard is available.

Mobile phone coverage

O2/Vodafone/EE - you should expect to receive a signal for voice and data indoors.

EE/Vodafone/O2/Three you should expect to receive a signal for data/enhanced data and voice outdoors.

Information from <https://www.ofcom.org.uk>

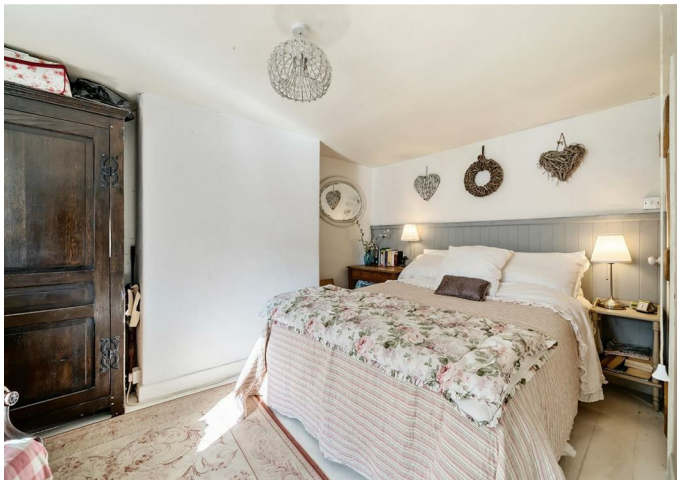
## PROPERTY INFORMATION

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.

Local Authority: Somerset

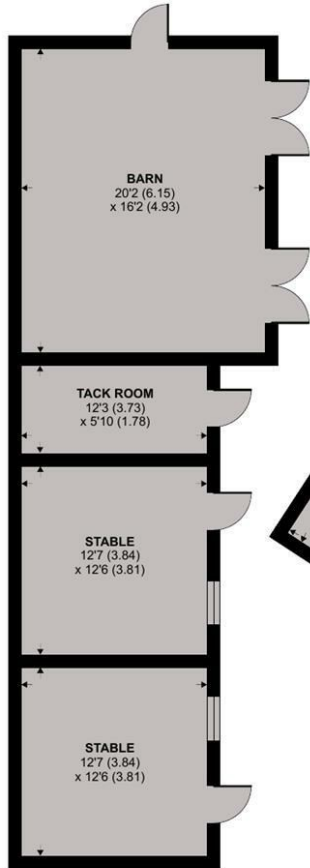
Council Band: D

There are no current granted planning applications within the postcode which will affect the property, which we have been made aware of.



# Roundham, Crewkerne, TA18

Approximate Area = 1023 sq ft / 95 sq m  
 Outbuildings = 787 sq ft / 73.1 sq m  
 Total = 1810 sq ft / 168.1 sq m  
 For identification only - Not to scale



OUTBUILDING



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1188065



Energy Efficiency Rating		Current	Potential
100+ energy efficient - lower running costs	A		
(81-101)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
1-20	G		
Not energy efficient - higher running costs			
		71	28

England & Wales EU Directive 2002/91/EC

ME/3634/19.9.24 amended 10.10.24



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