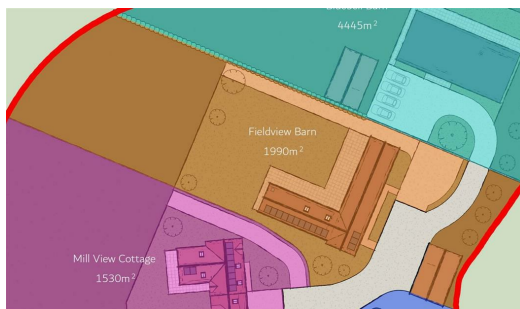




Fieldview Barn - Rear Elevation



Fieldview Barn - Front Elevation



Plot 4 Fieldview Barn, Mill Lane, Misterton, Crewkerne, Somerset. TA18 7RZ.

A fabulous new build with all the benefits including PV solar panels and an air source pump. Designed to wow the market. Book to view today

3 3 1

- Detached Barn style dwelling
- Potential to add personal choices
 - Air source heat pump
- Detached garage & Storage
- Internal space approximately 1636 Sq ft
 - Integrated solar panels
 - Large garden with paddock
 - Plot approximately 1990 m2

Guide Price **£850,000**

Freehold

DWELLING

Fieldview Barn is an impressive single storey building set within a very generous plot, perfect for those seeking a rural retreat with exceptional garden space and country views. Internal, the floor space totals approx. 1636 sq feet and includes a stunning open plan kitchen/living/dining room with bi folding doors out to the enclosed garden. The end wall onto the garden is floor to ceiling glass! The master bedroom comes with a super en suite and walk in wardrobe, the guest bedroom also has an en suite and there is a third double bedroom which could be a study if so desired.

OUTSIDE

Situated in a very generous plot with extensive garden with a paddock at the rear, which edge on to open countryside. This property has a detached garage with storage and electric charging point. Plot approx. 1990m2

SITUATION

Misterton is a small village within the county of Somerset just north of the Dorset border surrounded by some of the loveliest countryside in the area. The village has a number of amenities including church, village hall, pub, garage/filling station, tennis club and a railway station, (Exeter-Waterloo).

SERVICES

Mains electricity, water and private drainage.

Broadband is available.

Mobile phone

Indoor:

EE/Three/Vodafone - coverage is limited for both Voice and Data

O2 - No Data and Limited for Voice

Outdoor:

Voice and date

EE/Three/02/Vodafone - you are likely to receive coverage.

LOCAL AUTHORITY

Somerset Council - www.somerset.gov.uk

Council Tax Band to be assessed following completion of the build.

DIRECTIONS

What3words: [///threading.crimson.crackles](https://www.what3words.com/threads/crimsoncrackles)

MATERIAL INFORMATION

There are no current planning permissions within this postcode that would effect the property which we have been made aware of.
<https://www.somerset.gov.uk/planning-buildings-and-land>

As is often the case, the title register is likely to contain rights and covenants, please check with your legal advisor or call the office if you would like to discuss prior to booking a viewing.

Property comes with an ICW 10 year structural warranty.

EPC

B

| Fieldview Barn - Room Schedule | | | | |
|--------------------------------|--------------|-------|--------|-------|
| Room | Level | Area | Length | Width |
| Bathroom | Ground Floor | 4 m² | 1.9 m | 1.9 m |
| Bed 2 - Ensuite | Ground Floor | 4 m² | 1.9 m | 2.2 m |
| Bedroom 2 | Ground Floor | 13 m² | 3.3 m | 3.8 m |
| Bedroom 3 | Ground Floor | 10 m² | 3.0 m | 3.3 m |
| Kitchen, Dining & Living Area | Ground Floor | 44 m² | 4.6 m | 9.6 m |
| Master Bedroom | Ground Floor | 16 m² | 3.5 m | 4.5 m |
| MB - Ensuite | Ground Floor | 9 m² | 2.8 m | 3.1 m |
| MB - Wardrobe | Ground Floor | 5 m² | 1.6 m | 3.1 m |
| Study | Ground Floor | 5 m² | 1.8 m | 3.0 m |
| Utility | Ground Floor | 5 m² | 1.9 m | 2.6 m |
| W.C. | Ground Floor | 3 m² | 1.4 m | 1.8 m |

Note: Measurements are taken from the finished sections of each room.

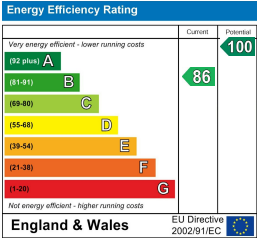
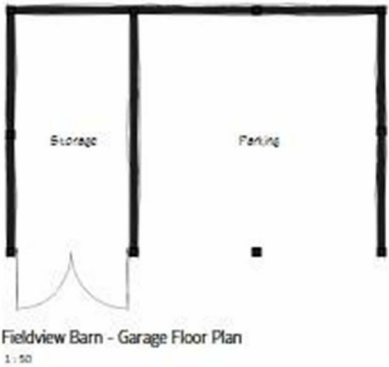
Dwelling Internal Area

Ground Floor: 162m²

Property Type: Detached



| Fieldview Barn - Garage Schedule | | | |
|----------------------------------|-------|--------|-------|
| Room | Area | Length | Width |
| Parking | 33 m² | 5.7 m | 5.8 m |
| Storage | 36 m² | 2.8 m | 5.6 m |



BEA3698/CCC/27.3.25



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