



## Plot 3 Mill View Cottage, 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.

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- Quality build
- Plot approximately 1530m<sup>2</sup>
- Potential to add personal choices
- Air Source heat pump

- 1840 sq ft approx internal space
- Extensive garden & paddock.
- Integrated solar panels
- Double garage

Guide Price £750,000

Freehold



DWELLING

Using quality materials this stunning new build offers so much. Externally the property is a red brick construction under a clay double roman tiled roof. Internal space is extremely generous totalling approx. 1840 sq ft. Future proofed with integrated solar panel in the roof and an air source heat pump. The property will be finished to a high specification.

OUTSIDE

The property is situated in a extensive garden plot with a drive leading up to the double garage. To the rear is a stunning garden space which is edged open countryside and views, beyond the garden is a paddock. Plot approximately 1530 m2.

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/O2/Vodafone - you are likely to receive coverage.

LOCAL AUTHORITY

Somerset Council - [www.somerset.gov.uk](http://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/crimson/crackles)

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  
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AGENTS NOTE

This plot is likely to be completed towards the end of 2025/early2026



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