



Plot 2 The Stables, 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.



4



3



1

- Modern high spec new build
- Potential to add personal choices
 - Air source heat pump
 - Double garage

- Internal space totalling approx. 1636 sq ft
- Integrated solar panels
 - 4 bedrooms
 - Large Garden

Guide Price £650,000

Freehold

DWELLING

A highly desirable new build property in attractive red brick under a double roman clay tile roof . The internal space extends to an impressive total of around 1636 sq ft (excluding the garage) and includes four bedrooms with two offering both walk in wardrobes and ensuite. This luxurious property also comes with an open plan kitchen/dining room and a separate reception room. Future proofed with an air source heat pump and PV solar panels. Perfect for those looking for stylish accommodation in a rural setting

OUTSIDE

Set in a sizable plot with a gated entrance leading up to an attached double garage. The large garden itself extends out towards the open countryside. Plot approximately 638m2

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.

DIRECTIONS

What3words: ///threading.crimson.crackles

LOCAL AUTHORITY

Somerset Council - www.somerset.gov.uk
Council Tax Band to be assessed following completion of the build.

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

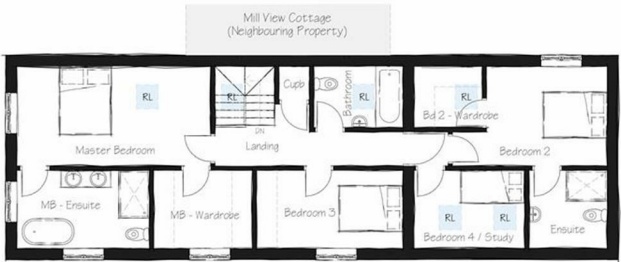
A

AGENTS NOTE

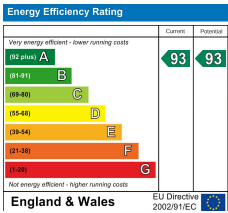
This plot is likely to be completed towards the end of 2025/early 2026



The Stables - Ground Floor Plan
1: 50



The Stables - First Floor Plan
1: 50



The Stables - Room Schedule				
Room	Level	Area	Length	Width
Garage	Ground Floor	30 m²	5.4 m	5.7 m
Kitchen & Dining Area	Ground Floor	20 m²	3.7 m	5.4 m
Living Room	Ground Floor	20 m²	3.7 m	5.4 m
Utility	Ground Floor	3 m²	1.6 m	1.9 m
W.C.	Ground Floor	2 m²	1.2 m	1.5 m
Bathroom	First Floor	5 m²	1.8 m	2.6 m
Bd 2 - Wardrobe	First Floor	4 m²	1.8 m	2.0 m
Bedroom 2	First Floor	10 m²	2.9 m	3.6 m
Bedroom 3	First Floor	10 m²	2.3 m	4.3 m
Bedroom 4 / Study	First Floor	7 m²	2.3 m	3.3 m
Ensuite	First Floor	5 m²	2.3 m	2.3 m
Landing	First Floor	10 m²	1.4 m	7.1 m
Master Bedroom	First Floor	17 m²	2.9 m	5.7 m
MB - Ensuite	First Floor	9 m²	2.3 m	3.9 m
MB - Wardrobe	First Floor	7 m²	2.3 m	2.9 m

Note: Measurements are taken from the smallest sections of each room

Dwelling Internal Areas
Ground Floor: 60m2 (Excluding Garage)
First Floor: 92m2

Property Type: Semi-Detached

NOTES

ADLEM & KEMP

With www.adlemkemp.co.uk
Email: contact@adlemkemp.co.uk
Company: ADLEM & KEMP LTD - LONDON
ADDRESS: LITTLE HANES, MANCHESTER, ENGLAND, M20 9BT

This drawing and design is copyright and must not be reproduced in part or in whole without prior written consent. Contractors must verify all dimensions on site before commencing work or preparing shop drawings.

TITLE: The Stables - Floor Plans

PROJECT: Misterton Development

SCALE: A4: 1: 100 | DATE: March 2025 | DRAWING: 04

RICS
Approved by RICS

naea propertymark
PROTECTED

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

01308 863100

beaminsters@symondssandsampson.co.uk
Symonds & Sampson LLP
36, Hoghill Street,
Beaminster, Dorset DT8 3AA

Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.