

4 Stonehaven Barns

North Perrott, Crewkerne, Somerset

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North Perrott
Crewkerne
Somerset TA18 7SX

A new build modern barn conversion set in a high quality development located in a peaceful semi rural setting. Offering 3 bedrooms and open plan living accommodation.



- Three double bedrooms
- Contemporary barn conversion
 - Architectural design
 - Energy efficient build
 - Spacious accommodation
- Enclosed garden overlooking a paddock
 - Timber framed carport
 - New build

Guide Price **£499,995**

Freehold

Private Treaty

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ACCOMMODATION

The property is laid out as follows

A path leads up to the entrance door which opens into a spacious hall with all of the beautiful oak wood doors leading off the principle rooms. The cloakroom comes off the hall with WC and basin over. Also a utility cupboard with plumbing for a washing machine and a boiler room off the hall.

The main open plan living space is stunning with bi folding and sliding doors providing open views out to the garden. It is wonderfully light with a vaulted ceiling to give that designer feel. In the kitchen area you will find a contemporary range of base and wall units in anthracite grey topped with a sleek low profile Zenith compact worksurface. Integrated items include a 5 ring induction hob, an eye level double oven and a dishwasher. The kitchen area is separated from the main living area by a stand alone island which has large pan drawers on one side and a breakfast bar on the other. The main living area is very generous and offers a central feature of a stand-alone wood burner to give that extra sense of comfort.

There are 3 bedrooms in total. The main bedroom is located at the far end of the hall. This room has a front aspect and benefits from both a TV and telephone/data

point. The en-suite comprises of a shower cubicle, wall hung vanity unit with basin and W.C. The guest bedroom also boasts an en-suite.

The family bathroom is part tiled and is fitted with a white suite consisting of a 'P' shaped panelled bath with mixer taps and over head shower, vanity unit with basin and W.C.

OUTSIDE

A shared sweeping drive leads you down to the development. There is an open framed car port providing numbered allocated parking spaces plus there is also an additional two allocated parking spaces per property. To the rear of the carport are full height double-door storage sheds, one for each property on the site.

To the front of the property is a gravelled area with a porcelain path leading to the parking. The rear garden is laid to lawn with post and rail fencing to the rear giving an open aspect overlooking the paddock beyond.

LOCAL AUTHORITY

Somerset Council www.somerset.gov.uk
Tax Band - New Build, not yet available.

PROPERTY INFORMATION

There are no current granted planning applications within the postcode which will effect the property, which we have

been made aware of.

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.

SERVICES

Mains water, electricity and drainage are connected.

Air source heat pump with under floor heating throughout.

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

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.

DIRECTIONS

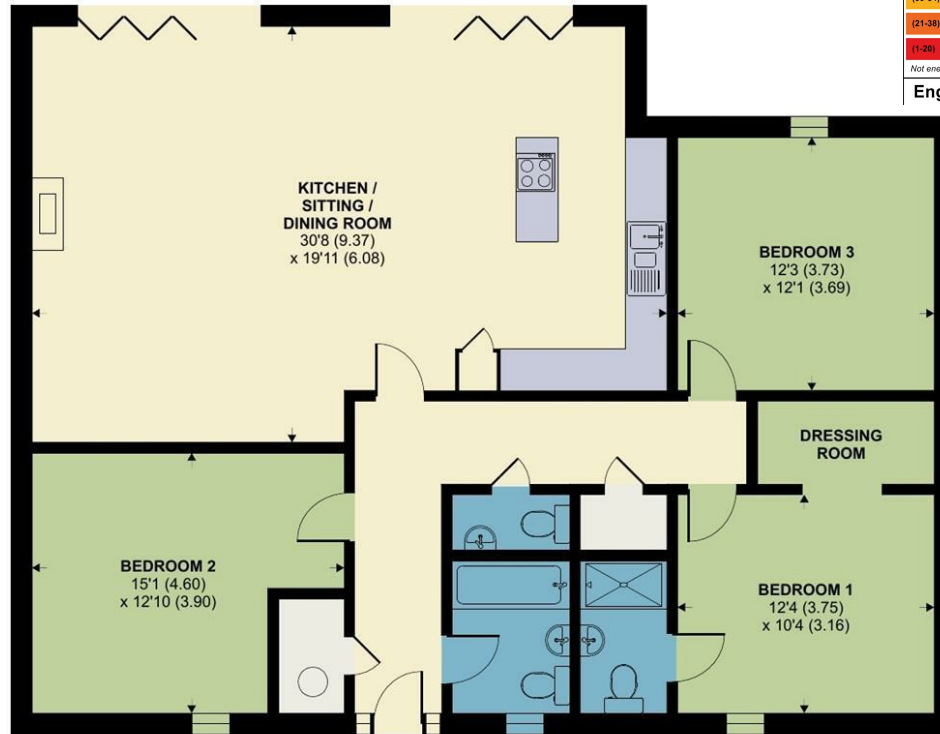
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Stonehaven Barns, North Perrott, Crewkerne

Approximate Area = 1350 sq ft / 125.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1290065



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



BEA/ME/3722/23.5.25



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