

A small, single-story house with a gabled roof, a balcony, and a garden. The house is painted a light cream color with white trim around the windows and roofline. It features a dark brown tiled roof and a black metal balcony railing. The house is situated on a green lawn with a grassy hill in the background. A concrete path leads to a small shed in the garden.

Symonds
& Sampson

Hill View

Wayford, Crewkerne, Somerset

Hill View

Wayford
Crewkerne
Somerset TA18 8QG

Recently converted detached two bedroom property situated on an elevated position with stunning views stretching across the rolling hills of Dorset.



- Detached
- Two bedrooms
- Open plan living space
 - Juliet balcony
- Enclosed garden
 - Parking
- No onward chain

Guide Price **£250,000**

Freehold

Beaminster Sales
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DWELLING

Recently converted, this stunning property offers two spacious bedrooms and a comfortable living area, complemented by an enclosed rear garden. Set in an elevated position, it boasts truly breathtaking views.

INTERNAL

Entering the property through a composite farmhouse door, you are welcomed into a hallway providing access to all rooms, with stairs leading to the first floor.

Upstairs, the living space features brand new dark grey base units topped with a speckled white worktop. Integrated appliances include a single oven with hob, dishwasher and a fridge. The kitchen opens into a bright living area with LVT flooring and French doors leading to a Juliet balcony. Additional French doors open directly to the rear garden.

Downstairs, there is a generous double bedroom with matching LVT flooring, alongside a single bedroom. A brand new, spacious bathroom completes the lower level, featuring a walk-in shower, separate bath, WC, and wash hand basin.

EXTERNAL

To the front of the property, there is parking for at least two vehicles with an EV charger and a gated entrance providing access to the garden.

At the rear, you'll find a generous garden, mainly laid to lawn with mature hedge borders and a useful storage shed.

SERVICES

Mains electric, LPG, Private water and drainage

Standard broadband is available. All four major networks offer outdoor mobile service. Superfast currently being installed set to be completed in Summer 2025.
<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=dt83rz&uprn=10002642366>

Somerset Council tax band: A

MATERIAL INFORMATION

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

<https://publicaccess.southsomerset.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

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.

EPC to follow

SITUATION

Wayford is a small village with a church and lies 3 miles south-west of Crewkerne. Nearby are the slightly larger villages of Clapton and Drimpton. Crewkerne is adorned with historical buildings and private houses, along with further developments over the past 40 years, it is an attractive town offering an excellent range of shops, pubs, restaurants, supermarkets including Waitrose, schools and churches as well as a main line rail connection to London Waterloo. Much of the surrounding countryside on the Somerset/ Dorset border is designated as an area of Outstanding Natural Beauty. The Market town of Bridport and the beautiful World Heritage coast are also under half an hour's driving distance, along with Yeovil being a similar drive also with mainline railway connections..

DIRECTIONS

What3words ///trace.hung.stun



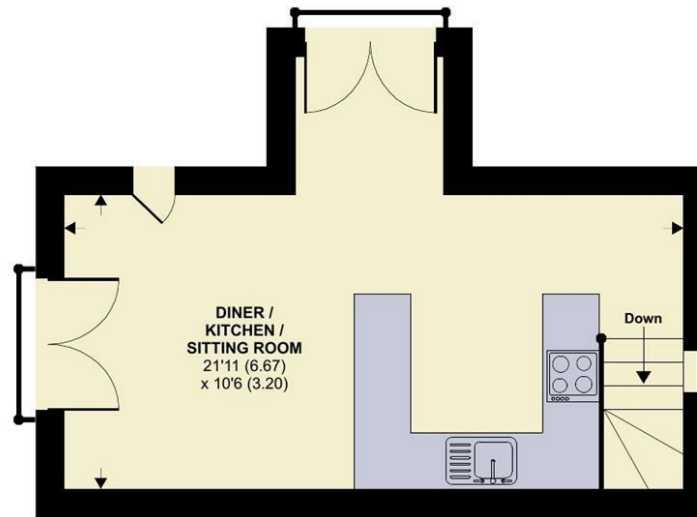
Wayford, Crewkerne

Approximate Area = 590 sq ft / 54.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST 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: 1294003



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