



Symonds
& Sampson

10

Middle Street, North Perrott, Crewkerne, Somerset

10

Middle Street
North Perrott
Crewkerne
Somerset TA18 7SG

Charming double-fronted cottage with stunning countryside views, generous parking, and a beautifully landscaped garden in the heart of North Perrott.



- Character cottage
- Two double bedrooms
- Two reception rooms
- Modern kitchen and bathroom
 - Utility room
- Driveway parking and garage
 - Enclosed garden
 - Countryside views
 - Village location

Guide Price **£325,000**

Freehold

Beaminster Sales
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DWELLING

Situated in the highly sought-after village of North Perrott, this charming double-fronted cottage offers a wealth of character and comfort. The property features two inviting reception rooms, two spacious double bedrooms, a stylish modern shower room, and a bespoke farmhouse kitchen. To the rear, an enclosed garden provides a private outdoor space with picturesque views across open fields, enhancing the home's appeal even further.

INTERNAL

A wooden front door opens into the hallway, where stairs rise to the first floor and doors lead to both reception rooms. The first reception room features attractive wooden flooring and dual-aspect windows, allowing for plenty of natural light. The second reception room also benefits from dual-aspect windows and wooden flooring, and is enhanced by a cosy multi-fuel burner. This room provides direct access to the kitchen. The bespoke farmhouse kitchen is fitted with quality wooden base and wall units, complemented by an Range cooker. There is ample space for a freestanding fridge-freezer. Adjacent to the kitchen is a utility room, equipped with power and plumbing for a washing machine, and a wooden door that leads out to the driveway.

Upstairs, there are two well-proportioned double

bedrooms and a modern family bathroom. The bathroom features a contemporary white suite, including a wash hand basin, WC, and a walk-in shower.

EXTERNAL

To the side of the property, a spacious driveway provides parking for up to four vehicles, including a carport and an adjacent garage.

From the driveway, access leads to the enclosed, landscaped garden, which features a variety of mature trees and shrubs surrounding a central lawn, creating a peaceful and private outdoor space.

SERVICES

Services

All mains services are connected.

Local Authority

South Somerset District Council 01935 462462.

Council Tax Band C.

MATERIAL INFORMATION

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

<https://publicaccess.southsomerset.gov.uk/online-applications/search.do?action=simple&searchType=Application>

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.

DIRECTIONS

What3words ///cluttered.hires.blurs

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.



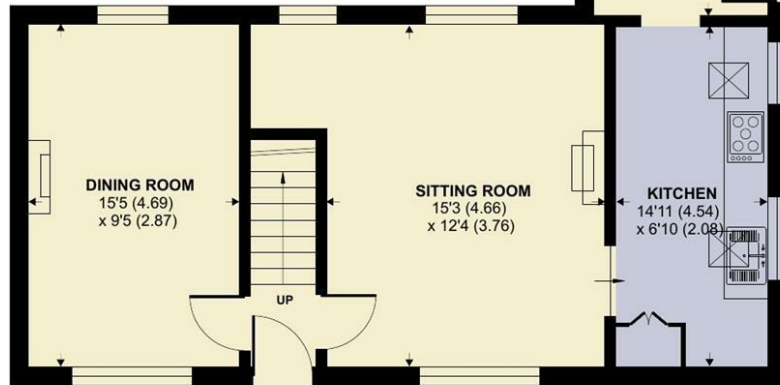
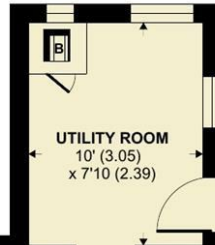
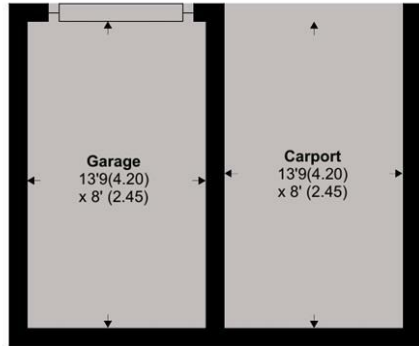
Middle Street, North Perrott, Crewkerne

Approximate Area = 992 sq ft / 92.1 sq m (exclude carport)

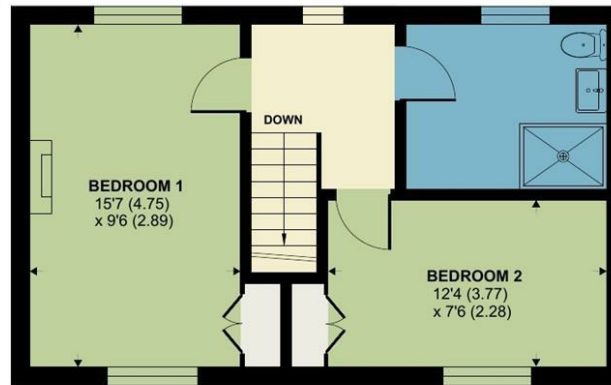
Garage = 111 sq ft / 10.3 sq m

Total = 1103 sq ft / 102.4 sq m

For identification only - Not to scale

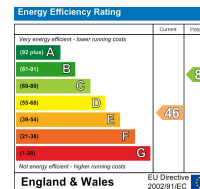


GROUND FLOOR



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: 1306366



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