

Plot 1 Rill Barn

Mill Lane, Misterton, Crewkerne, Somerset



CHARLESTON

Plot 1 Rill Barn

Mill Lane
Misterton
Crewkerne
Somerset TA18 7RZ

A stunning contemporary barn style property residing in
an exclusive development in a rural location



- Detached Barn-Style Dwelling
 - Internal space 2475.7 sq ft.
 - 4 bedrooms
- Integrated solar panels and air source heat pump
 - Potential to add personal choices
- Detached double garage with attached storage
 - Gardens
 - Country views

Guide Price **£850,000**

Freehold

Beaminster Sales
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beaminster@symondsandsampson.co.uk



DWELLING

A contemporary barn style dwelling with an internal space totalling 2475 sq ft. Finished to a superior standard this stunning property offers modern open plan living with hints of the buildings past particularly the beautiful exposed beams running across the vaulted ceiling. The impressive master bedroom comes with a walk-in wardrobe and ensuite, plus 3 more double bedrooms.

OUTSIDE

Situated in an individual plot with a detached double garage with car charging point and attached storage. With parking and garden to the front and a private additional garden retreat to the rear overlooking the river and countryside. PLOT 996 sq m

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
Council Tax Band to be assessed following completion of the build.

EPC

B

DIRECTIONS

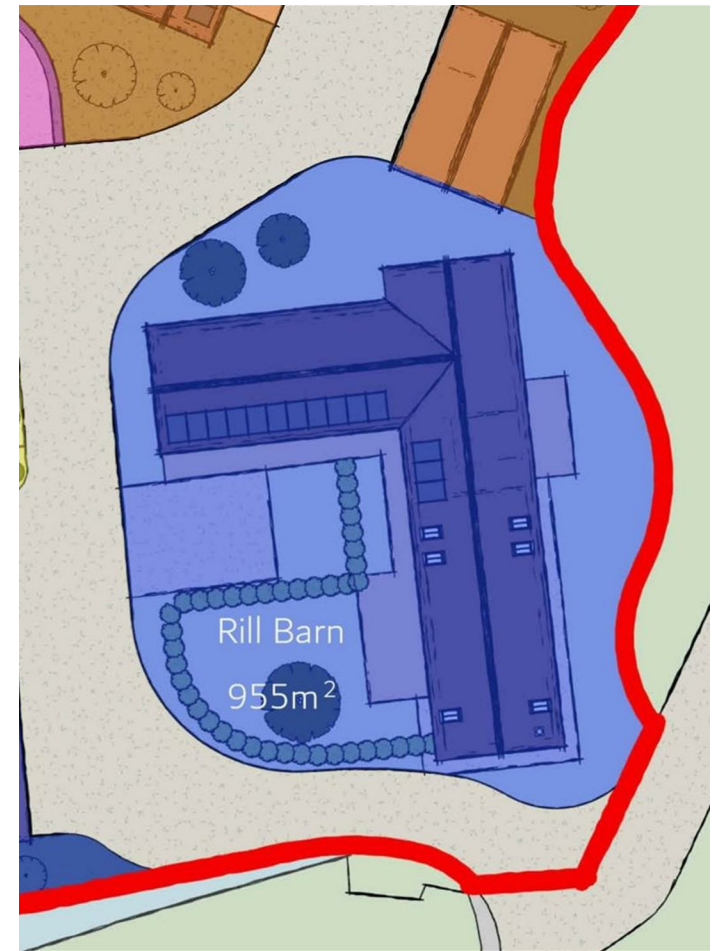
What3words: [///threading.crimson.crackles](https://www.what3words.com/#!/main/threads/crimson/crackles)

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.





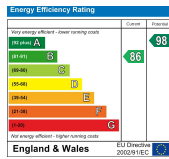
Rill Barn - Floor Plan
1:50

Room	Level	Area	Length	Width
Bathroom	Ground Floor	10 m ²	2.2 m	4.5 m
Bedroom 2	Ground Floor	17 m ²	3.3 m	5.0 m
Bedroom 2 - Ensuite	Ground Floor	6 m ²	1.4 m	4.5 m
Bedroom 3	Ground Floor	13 m ²	2.9 m	4.5 m
Bedroom 4	Ground Floor	12 m ²	2.6 m	4.5 m
Kitchen, Dining & Living Area	Ground Floor	81 m ²	5.9 m	13.7 m
Master Bedroom	Ground Floor	17 m ²	3.9 m	4.4 m
MB - Ensuite	Ground Floor	9 m ²	2.8 m	3.4 m
MB - Wardrobe	Ground Floor	10 m ²	3.0 m	3.4 m
Utility	Ground Floor	6 m ²	2.5 m	2.6 m
W.C.	Ground Floor	4 m ²	1.5 m	2.6 m

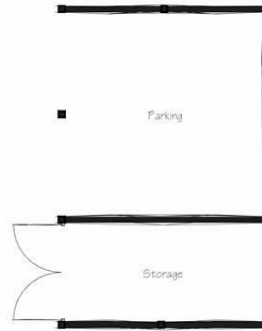
Note: Measurements are taken from the smallest sections of each room

Dwelling Internal Area
Ground Floor: 230m²

Property Type: Detached



Room	Area	Length	Width
Parking	33 m ²	5.7 m	5.8 m
Storage	16 m ²	2.8 m	5.6 m



Rill Barn - Garage Floor Plan
1:50



Rev	Description	Date

NOTES



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: Rill Barn - Floor Plan
PROJECT: Manton Development
SCALE: A1: 1:50 DATE: March 2021 DRAWN: JK
PROJECT NO: 44_234 DRAWING NO: 44_234_01_01



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