

# MERRIOTT HOUSE

MERRIOTT • SOMERSET





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*A large, period village house with a separate stable block,  
coach house, walled garden and paddock*

Entrance hall • Inner hall • Billiard room • Sitting room • Dining room • Enclosed veranda  
Cloakroom • Kitchen/breakfast room • Boot room • Rear porch

Master bedroom with en-suite bathroom • Dressing room • 5 Further double bedrooms • Family bathroom Walk-in  
shower • 3 Attic bedrooms with central living area • Attic bathroom

Stable block with stables, tack room and carriage house • First-floor self-contained 2 bedroom flat

Coach House with accommodation on two floors • Garaging for several cars

Summer house • Walled gardens • Paddock

**In all about 5.9 acres (2.39 hectares)**

Crewkerne 2½ miles (London Waterloo 2½ hours) • Yeovil 9½ miles • Bridport 15 miles  
(Distances and time approximate)



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Your attention is drawn to the Important Notice on the last page of the brochure.

## Merriott House

Merriott House is a large Georgian ham stone village house with extensive brick built stabling and coach house constructed at the same time. The house has been lived in by two successive generations of the same family since 1964 and is a much loved home well maintained and updated over time with extensive and adaptable accommodation. Considerable investment has brought it thoroughly into the 21st century while preserving and restoring its many original period features to a high standard internally. These include original cornices, flagstones, tile and parquet floors, open fireplaces and sash windows.

From under a fine entrance portico supported by columns, the front door opens on to the flag-stoned entrance hall. On one side a door leads to an inner hall and through to the south-facing billiard room. On the other side, doors lead off to the sitting room, which overlooks the garden to open countryside beyond, the dining room, covered veranda, cloakroom and large kitchen/breakfast room, which has a flag stone floor, beamed ceiling which beautifully combines kitchen units and worktop, traditional furniture and a four oven Aga set within an enormous purpose-made stone fireplace. Beyond the kitchen is a large, well-appointed utility room with a door through to a timber-clad rear porch.

On the first floor there is a master bedroom suite with en-suite bath and shower room, dressing room, five further double bedrooms (one is currently used as a study), family bathroom and walk-in shower room. On the second floor there is further extensive living space much of it with high ceilings and huge oak beams and generous sized rooms. It comprises three bedrooms around a central living area and a bathroom making it ideal for guest families, domestic staff or teenage children.







## Situation & Amenities

Merriott House is situated off a peaceful road on the edge of the large village of Merriott, set in beautiful countryside about 16½ miles from the Dorset coast. The village provides many local facilities with a parish church, village hall, 2 public houses and a number of shops. For further details see [www.merriottvillage.btck.co.uk](http://www.merriottvillage.btck.co.uk).



There are many schools in the area both from the private and state sectors covering both primary and secondary education. The village has its own primary and pre-school and Perrott Hill School, which comprises a co-educational Montessori nursery, pre-prep and prep school is only about 3¾ miles away.



In addition to the shops in the village, the market town of Crewkerne is only 2½ miles away, with a range of shops and services including a Waitrose supermarket, a weekly country market and a monthly farmer's market. The regional centre of Yeovil is only 9½ miles away.



Sherborne, Dorchester, Yeovil and Exeter all provide excellent entertainment venues.



There are a number of bistro pubs and restaurants within the local area.



The A303 is only about 3½ miles north providing swift access to the M3 to London and the M5 via the A358 at Taunton (19¼ miles).



There is a mainline rail service nearby from Crewkerne (2½ miles) to London Waterloo, taking about 2½ hours.



The airports at Exeter (39 miles) and Bristol (45 miles) offer connections within the UK and to many international destinations.







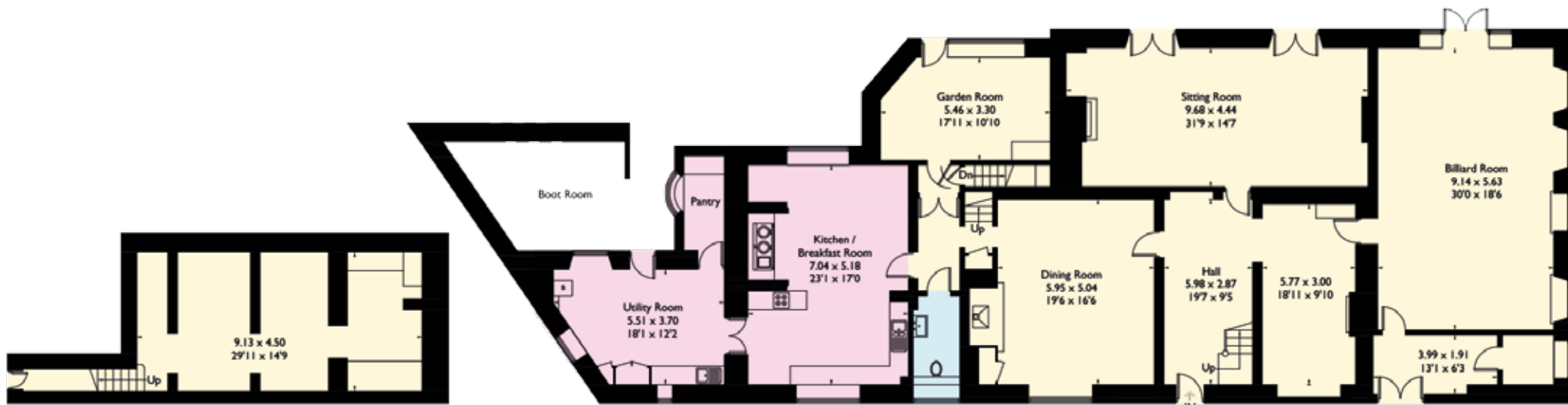


Approximate Gross Internal Area = 618.6 sq m / 6659 sq ft

Cellar = 43.5 sq m / 468 sq ft

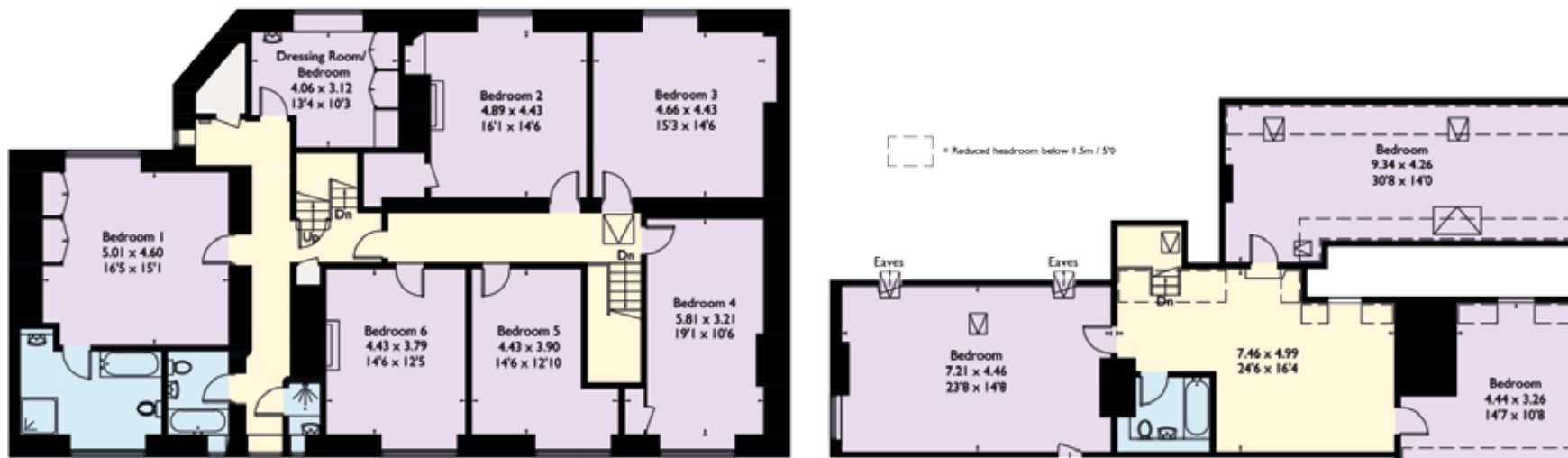
Coach House and Stables = 366.2 sq m / 3942 sq ft

Total = 1028.3 sq m / 11069 sq ft (Excluding Void)



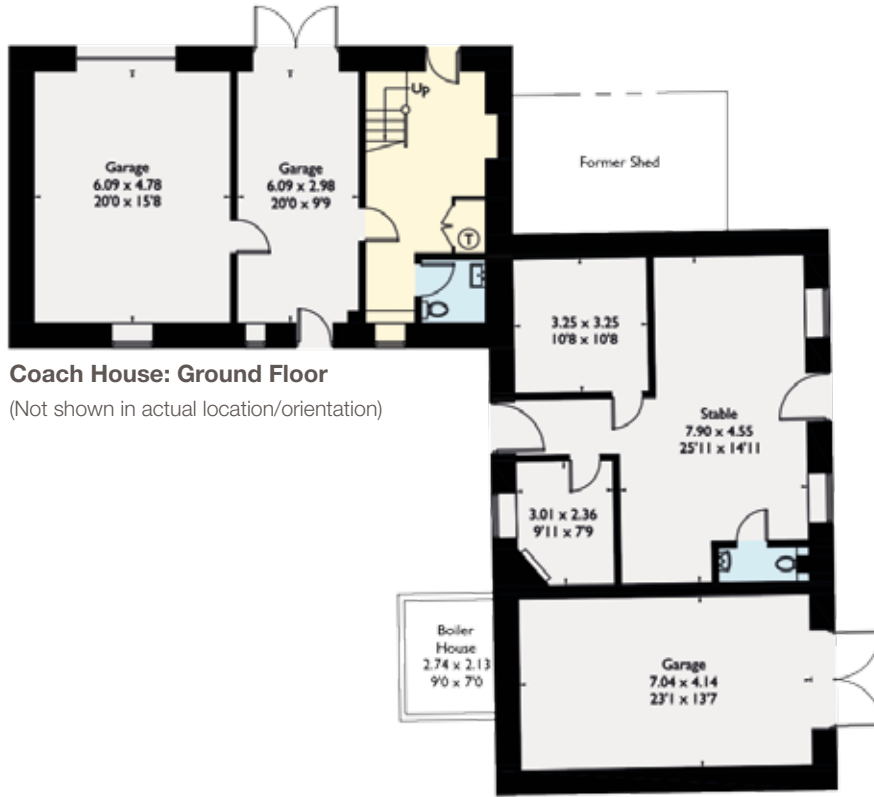
Cellar

Ground Floor

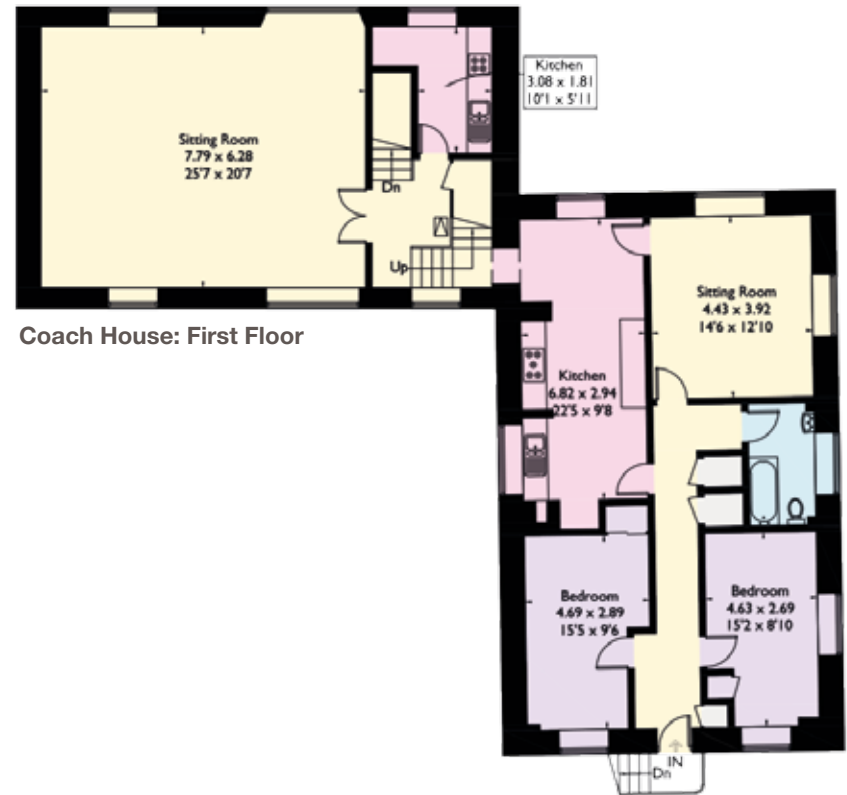


First Floor

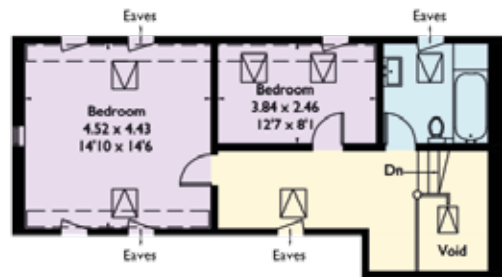
Second Floor



**Coach House: Ground Floor**  
(Not shown in actual location/orientation)



**Coach House: First Floor**



**Coach House: Top Floor**

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace



### **The Stables, Coach House & Grounds**

Adjacent to the house is a stable block incorporating a stable room with three loose boxes, an internal tack room and an adjacent carriage house, with a 2-bedroom flat above. Attached at the rear is a coach house incorporating substantial, well-presented living space and further updated garaging. This building as a whole has considerable potential as a standalone house or providing a very considerable amount of extra space to the stable flat.

The property is set in about 3 acres of garden, which is walled on three sides with the fourth side open towards a paddock. The gardens are primarily laid to lawn with some wonderful trees including a magnificent copper beech. There is a Victorian summer house overlooking the front garden and a sunken rose garden to one side of the main lawn at the rear with a secondary lawn beyond. In all the gardens and grounds extend to about 6 acres.





### **Services**

Mains water, electricity and gas. Private drainage. Gas-fired central heating. Oil-fired AGA.

### **Fixtures & Fittings**

All those items regarded as tenant's fixtures and fittings,

together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

### **Tenure**

Freehold

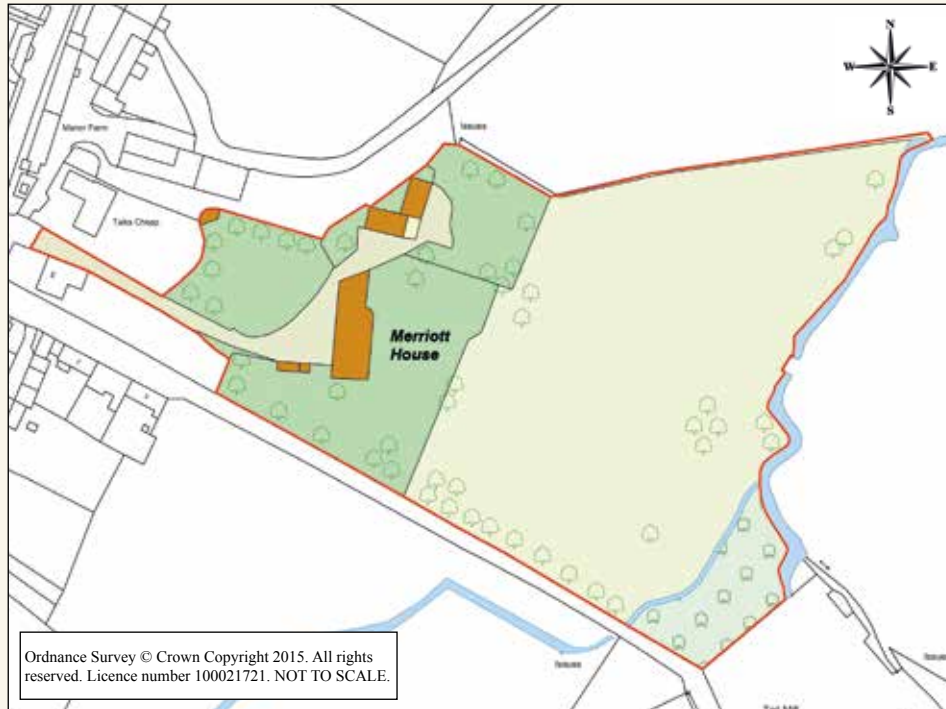
### **Council Tax Bands**

G (Merriott House including the ancillary flat in the Coach House) & A (Stable Flat)

### **Local Authority**

South Somerset District Council Tel: 01935 462462



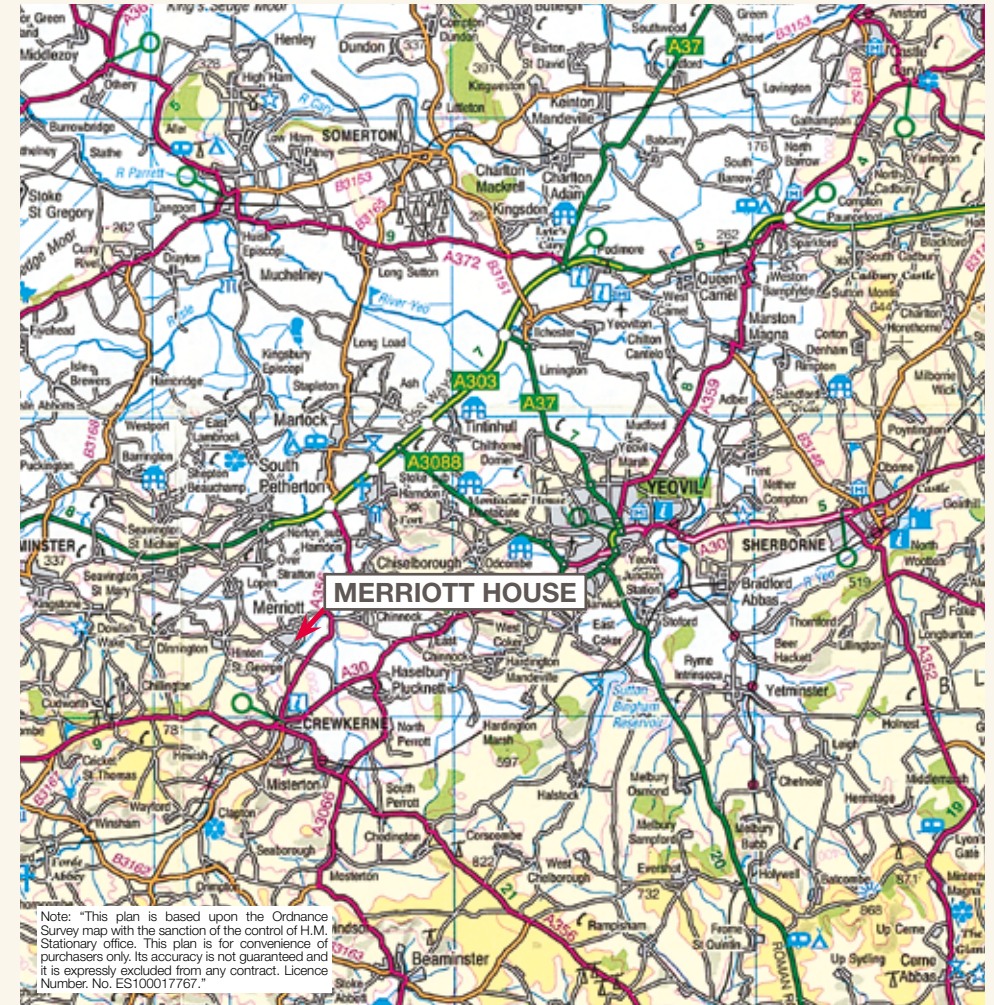


## Directions (Postcode TA16 5NP)

Travelling south west on the A303, turn off on to the A356 signed to Crewkerne. Follow the A356 for about 2½ miles and turn right on a sharp left-hand bend signed to Merriott. Continue on this road into the village and the turning into the driveway for Merriott House will be found on the left just after the Merriott Squash Club.

## Viewings

All viewings are by appointment with the sole agents Knight Frank LLP.



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