



32 LOWER STREET

Merriott, TA16 5NN

Price Guide £550,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A great opportunity to purchase this character home which oozes potential throughout and benefits from just over 3 acres, stables and barns. The main house is believed to date back circa 1720 and has been extended over the years. The property is offered with no onward chain.



Situation

Merriott is an active village with several shops, including a Co-op, a public house, garage, post office, pharmacy, primary school, church, village cafe and playing fields. The market town of Crewkerne is just over two miles south, which offers a good range of amenities including a Waitrose store, post office, library, banks, day centre, leisure centre with swimming pool and gym, doctor's surgery, hospital, dentist, a variety of schools and nurseries, other professional services and many social and sporting activities. A mainline rail service to London Waterloo (2½ hours) is available from the town's station.



Local Authority

Council Tax Band: D
Tenure: Freehold
EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Study

11'9 × 10'8 (3.58m × 3.25m)

With a sash window to the front aspect and front door, window seat, stairs rising to the first floor and a large storage cupboard under.

Sitting Room

16'5 × 12'6 (5.00m × 3.81m)

With a sash window to the front aspect, stone fireplace and a radiator.

Dining Room

14'8 × 13'2 (4.47m × 4.01m)

With french doors to the rear aspect, stone fireplace with wood burning stove and a radiator.

Kitchen

14'8 × 10'2 (4.47m × 3.10m)

With two windows to the side aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Belfast sink, space for cooker, fridge/freezer, washing machine and tiling to all splash prone areas.

Rear Lobby

With a door to the side opening out into the garden.

Cloakroom

With a window to the rear aspect. Suite comprising low level WC, wash hand basin, radiator and a wall mounted gas central heating boiler.

Landing

11'4 × 5'3

Radiator and doors into:

Bedroom One

13'7 × 12'2 (4.14m × 3.71m)

With a window to the rear aspect, feature fireplace and a radiator.

Bedroom Two

13'4 × 9'8 max (4.06m × 2.95m max)

With a window to the front aspect, feature fireplace and a radiator.

Bedroom Three

11'5 × 11'3 (3.48m × 3.43m)

With a window to the front aspect and a radiator.

Bathroom

9'5 × 6'6 (2.87m × 1.98m)

With a window to the rear aspect. Suite comprising bath with electric shower over, low level WC, wash hand basin, extractor fan, airing cupboard and tiling to all splash prone areas.

Outside

There is a gated driveway to the side of the property leading to the rear providing ample off road parking and giving access to the barns, sheds and stables. A further gate leads to the fields which total at 3 acres.

The Old Butchers Shop

34 × 13 approx (10.36m × 3.96m approx)

Split into three sections with part loft access via outside stair cases

Shed

15 × 7'7 (4.57m × 2.31m)

Two Further Stables both

15'7 × 10'5 (4.75m × 3.18m)

Store Room

8'7 × 7'6 (2.62m × 2.29m)

Haybarn

17'4 × 16'8 (5.28m × 5.08m)

Milking Parlour

35'4 × 16'11 (10.77m × 5.16m)

Dutch Barn

28'5 × 19'9 - 8.66m × 6.02m front aspect of the barn. 29'3 × 16'5 - 8.92m × 5.00m rear of the barn.

PROPERTY DESCRIPTION

Calf Shed

19'8 × 16'8 (5.99m × 5.08m)

The Old Dairy

9'2 × 5'3 (2.79m × 1.60m)

Store

14'2 × 6'5 (4.32m × 1.96m)

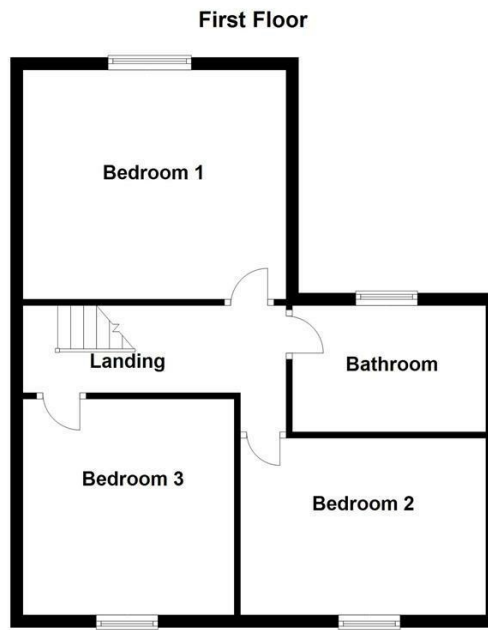
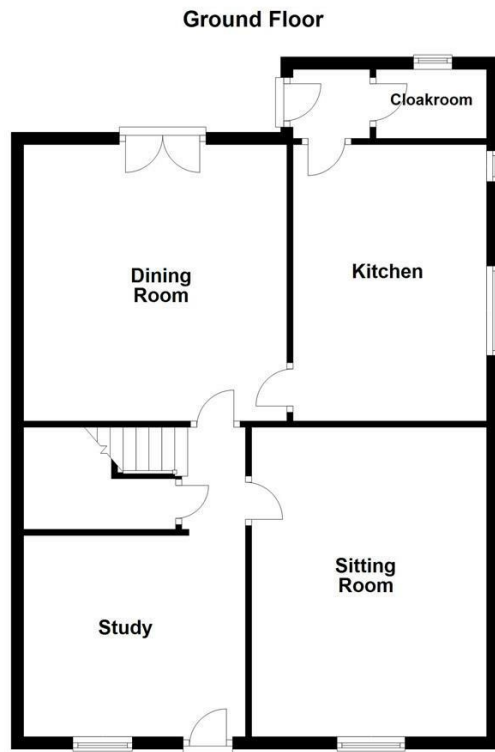
Agents Note

Council Tax Band - D. Mains water, drainage, gas and electricity. Broadband speed - FTTC. The solar panels are owned out right. The seller has experienced flooding in the second field at the bottom by the river, this has not affected the first field, outbuilding or main dwelling. The property is being sold with no onward chain, probate has been applied for but not yet granted.









SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
 Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

