



12 MIDDLE STREET

North Perrott, TA18 7SG

Price Guide £325,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A three bedroom cottage which has been tastefully updated and is deceptively spacious and situated in the popular village of North Perrott. The property was built in the 1930's with natural stone elevations, character features, extended accommodation and a good size rear garden backing onto open farmland. In brief the accommodation comprises entrance hall, sitting room, kitchen, dining room, rear lobby and cloakroom. On the first floor two double bedrooms and a bathroom and on the second floor a further double bedroom with ample storage and an ensuite shower room.

## Situation

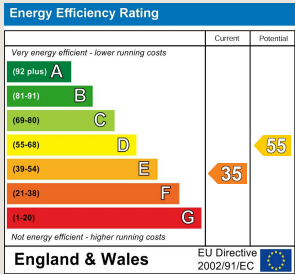
North Perrott is a pretty village close to the Somerset/Dorset border and approximately 3.9 miles from Crewkerne with its main line station to London (Waterloo). The village amenities include public house (community run) garden centre with a farm shop and cafe, church, village hall and private school. Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and many social and sporting activities

## The local area

Yeovil, 8.3 miles / Taunton, 25.1 miles / Dorset Coast, 14.2 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

## Local Authority

Somerset Council    Council Tax Band: C  
Tenure: Freehold  
EPC Rating: F



# PROPERTY DESCRIPTION

## Entrance Hall

Stairs rising to the first floor.

## Sitting Room

14'9" x 13'11" (4.52 x 4.25)

With a secondary glazed stone mullion window to the front aspect. Hamstone fireplace with fire inset, picture rail, radiator and a storage cupboard.

## Kitchen

10'4" x 9'6" (3.17 x 2.92)

Dual aspect windows to the side and rear. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drain, space for electric oven with an extractor fan over, washing machine, fridge/freezer and tiling to all splash prone areas.

## Dining Room

9'3" x 6'1" (2.82m x 1.85m)

Radiator.

## Rear Lobby

With a window to the rear aspect and a door to the side opening out into the garden.

## Cloakroom

With a window to the rear aspect. Suite comprising low level WC and a wash hand basin with tiled splashbacks.

## Landing

Spotlights, radiator and stairs rising to the second floor.

## Bedroom Two

15'9" x 11'1" (4.82 x 3.38)

With a secondary glazed stone mullion window to the front aspect. Original cast iron fireplace with built in storage either side, storage cupboard, picture rail and a radiator.

## Bedroom Three

11'5" x 10'9" (3.50 x 3.29)

With a window to the rear aspect, picture rail and a radiator.

## Bathroom

With a window to the rear aspect. Suite comprising bath with mixer taps, separate shower cubicle, low level WC, wash hand basin with vanity storage, extractor fan, radiator, picture rail, spotlights, storage cupboard housing the gas central heating boiler and a linen cupboard with shelved storage.

## Second Floor

Feature stone wall and a door into:

## Bedroom One

17'3" x 14'9" max (5.28 x 4.52 max)

Velux windows to the rear aspect, radiator, eave storage, spotlights, radiator and a built in wardrobe. Large recess currently used as a study/home office.

## Ensuite Shower

With a velux window to the rear aspect. Suite comprising shower cubicle, low level WC, wash hand basin, storage cupboard, heated towel rail and tiling to all splash prone areas.

## Outside

To the rear the garden is enclosed, laid to lawn with well stocked flower beds, vegetable plot, paved pathway, greenhouse, wooden shed/workshop, water tap, this property has access across the neighbouring property.

## Agents Note

Council Tax Band - C. Mains water, drainage and electricity. LPG central heating, the boiler was last serviced in June 2025. There is an area of garden not owned by the seller, but leased from the Warren Trust at a rent of £10 per annum, anyone wishing to continue this arrangement should make their own enquiries. There is a flying freehold, the bedroom of number 12 is over the neighbouring bathroom. The seller has a right of way to access the property through the neighbours gardens. There is a chancel repair liability insurance indemnity policy that has been taken out by the current owner.



## 12 Middle Street



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)

