



## LINDUM HOUSE BROADWAY

Merriott, TA16 5QG

Price Guide £750,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

An individual Grade II Listed cottage situated in the heart of Merriott. The property boasts charm and character throughout and benefits from generous gardens, an annexe/AirBnB, large garage/workshop space, cellar and flexible accommodation. In brief the accommodation comprises entrance hall, sitting room, music/dining room, cloakroom, large kitchen/breakfast room, sun room, utility room, master bedroom with ensuite, two further bedrooms and a shower room. The annexe/AirBnB is beautifully presented and comprises open plan living/kitchen, two bedrooms and a shower room. One to view.

## Situation


Merriott is an active village with several shops, including a Budgens, 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.

## The local area

Yeovil, 9.3 miles / Lyme Regis, 18.5 miles / Crewkerne Train Station, 3.5 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

## Local Authority

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

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



# PROPERTY DESCRIPTION

## MAIN HOUSE

### Front Entrance Hallway

Flagstone floor and wall lights.

### Hall

With a window to the front aspect, beams, storage cupboard, radiator and stairs rising to the first floor with storage under.

### Sitting Room

16'3" x 15'10" (4.96 x 4.84)

With dual aspect windows to the side and rear. Large stone inglenook fireplace with open fire, wall lights, beams and two radiators.

### Music/Dining Room

18'0" max x 15'1" (5.50 max x 4.60)

With dual aspect windows to the front and rear. Inglenook fireplace with open fire, two radiators, beams, wooden floorboards and wall lights.

### Inner Hall

Radiator, wine rack and stairs rising to the master bedroom.

### Cloakroom

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

### Kitchen/Breakfast Room

16'0" x 15'3" (4.90 x 4.65)

With a window to the front aspect, window seat and borrowed light from the sun room. Fitted kitchen comprising ample wall and base units, drawers and solid wood work surfaces over. Belfast sink/drainage, Rangemaster, dishwasher, fridge, freezer and dishwasher. Large walk in larder storage, travertine flooring, underfloor heating and tiling to all splash prone areas.

## Sun Room

13'6" x 13'2" (4.13 x 4.03)

Bi-fold doors, two velux windows, under floor heating, travertine flooring, spotlights and a door to the cellar.

## Cellar

15'7" x 15'7" max (4.75 x 4.75 max)

Flagstone flooring, ample storage and light.

## Utility Room

10'9" x 10'5" (3.3 x 3.19)

With a window to the rear aspect. ample storage cupboards which houses the water heater / tank, wall and base units, belfast sink, space for washing machine, space for condensing tumble dryer, underfloor heating, travertine flooring and a wall mounted gas central heating boiler.

## Rear Entrance Hallway

20'4" x 6'2" (6.2 x 1.9)

Accessed via an entrance to Beadon Lane and the utility room. with a window to the front aspect. Doors to the front and rear, storage cupboards, tiled flooring, exposed stonework and stairs rising to the first floor annexe bedroom with good storage under.

## Master Bedroom

17'8" x 15'5" (5.4 x 4.7)

With dual aspect windows to the front and rear. ample built in wardrobes, beams, wall lights and two radiators.

## Ensuite

With a window to the rear aspect. Suite comprising large double shower, bath with hand held shower, low level WC, wash hand basin with vanity storage, beams, radiator, spotlights, heated towel rail and tiling to all splash prone areas.

## Walk Through Wardrobe

7'10" x 4'8" (2.4 x 1.43)

Ample storage and access to the loft.

# PROPERTY DESCRIPTION

## Bedroom Two

15'5" × 13'0" (4.71 × 3.98)  
With an arched window to the rear aspect, window seat and two radiators.

## Landing

With an arched window to the rear aspect, radiator, access to the loft and wall lights.

## Shower Room

With a window to the front aspect. Suite comprising shower cubicle, low level WC, wash hand basin, heated towel rail, tiled flooring and tiling to all splash prone areas.

## Bedroom Three

16'2" × 15'1" (4.93 × 4.60)  
With dual aspect windows to the rear and side aspects. Window seat, feature fireplace and two radiators.

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## ANNEXE/AIRBnB ACCOMMODATION

### Entrance Hall

Space for washer/dryer with worktop over. stairs rising to the first floor accommodation.

### Open Plan Kitchen/Living Space

17'10" × 11'1" (5.46 × 3.39)  
With a window to the front aspect. Fitted kitchen comprising wall and base units, drawers and solid wood work surfaces over. Stainless steel sink/drainers, induction hob, electric oven, slimline dishwasher and under counter fridge/freezer. Original exposed beams, spotlights, wall lights, television point, electric radiator and tiling to all splash prone areas.

### Inner Hall

Wall lights and beams.

## Bedroom One

9'10" × 8'11" (3.01 × 2.73)  
With a window to the rear aspect. radiator, built in storage cupboard and wall lights.

## Bedroom Two

13'10" × 8'3" (4.23 × 2.52)  
With a window to the front aspect, radiator, beams, wall lights, radiator and a storage cupboard.

## Shower Room

Suite comprising large double shower, low level WC, wash hand basin, smart mirror, heated towel rail, extractor fan and tiling to all splash prone areas.

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## Gardens

The rear garden is a south facing and a generous size, mainly laid to lawn, ample seating areas, vegetable patch, mature hedging and a greenhouse. Access to Broadway via gates.

## Cabin / Office

15'5" × 9'2" (4.70 × 2.80)  
Two sets of french doors, light and power connected with wifi booster.

## Garage/Workshop

20'0" × 13'10" (6.10 × 4.22)  
With a window to the rear aspect, light and power. Arch into:

## Second Workshop

12'2" × 12'0" (3.72 × 3.68)  
Light and water available.

## Agents Note

Council Tax Band - F. Mains water, drainage, gas and electricity. The boiler was installed in March 2012 and last serviced in September 2025. Grade II Listed. High speed internet and wired CAT5 networking throughout.





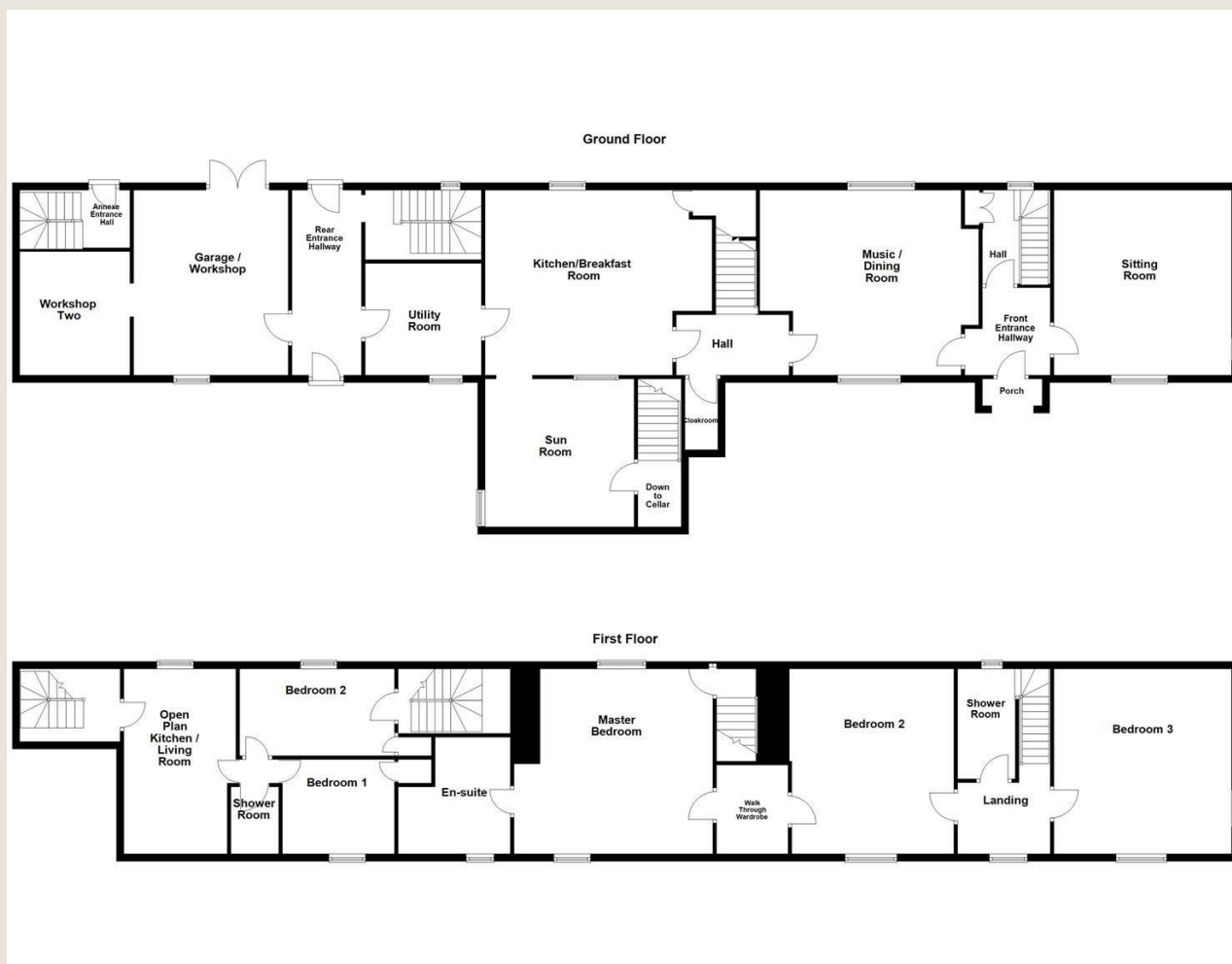












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01460 74200

crewkerne@mayfairproperties.net

## 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:  
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

