



Furrington House , Crewkerne, Somerset TA18 7NH

A beautifully presented spacious character family home with indoor swimming pool complex and all-weather tennis court.

Crewkerne 1 ½ miles with rail link to London Waterloo; Ilminster 7 miles; Yeovil 8 ½ miles

- Superb Six Bedroom Family House
- Additional Two Bedroom Cottage
- Twin Carports, Two Garages and Large Forecourt
- Available Unfurnished
- Available Immediately
- Pets (terms apply) / Children Considered
- 12 months plus
- Deposit: £5,192
- Council Tax Band: G
- Tenant Fees Apply

£4,500 Per Calendar Month

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FURRINGDON HOUSE

Furringdon House dates back to the late Georgian period and was built in 1832. It has been tastefully extended to provide a spacious family home with adjoining cottage making it ideal for multi generational living, or home offices.

The accommodation is set over three floors and is presented in excellent decorative order, with many original features throughout.

The accommodation comprises;

- Porch opening into the main entrance hall with turned Georgian staircase rising.
- Cloakroom.
- Dining room with parquet floor, carved stone fireplace with inset woodburner.
- Steps down to the semi-circular study with fitted office furniture and shelving.
- Sitting room with stone fireplace with wood burning stove, parquet flooring and large opening to the family room with an archway into a study area.
- Kitchen/breakfast room with floor and wall mounted units with granite worksurfaces, twin bowl stainless steel sink, tiled alcove inset with 4 oven electric dual control Aga, Flagstone floor and opening to the snug with sealed fireplace and door returning to the hall.
- Games room with oak panelling and twin sliding doors opening onto the central courtyard and concealed oil-fired boiler.
- On the first floor the master bedroom with hidden door accessing an en suite bathroom with separate shower.
- Guest bedroom with incorporated bath and screen leading to shower, WC and wash hand basin.
- Two further double bedrooms and family shower room.
- Second floor with study landing, two further secondary double bedrooms and shower room.

There is a single storey stone and tiled extension on the southern elevation together with a semi-circular extension on the northern side and a castellated extension on the western elevation.

THE COTTAGE

The outbuilding adjoins the main house on the southern elevation, and the accommodation comprises; hall, kitchen, sitting room with doors onto the private terrace, two double bedrooms and a shower room.

INDOOR SWIMMING POOL COMPLEX

This impressive indoor swimming pool complex is also constructed of stone elevations with eight double glazed sliding doors all set under a slate roof, along with a large area of PV Solar Panels which power the hot water in the main house. The complex houses the pool plant room, filtration system, two changing rooms and separate gym. The indoor heated pool measures 21.78m x 11.30m with a tiled surround and electric pool cover.

GARDENS AND GROUNDS

The property is approached through electric wrought iron gates with stone pillars and balled finials. A tarmac drive flanked by stone walling with borders opens onto an extensive tarmac area for parking and turning which forms the central courtyard.

Adjacent to this there are a number of lawns with well-stocked borders screened with laurel hedging and mature coniferous trees. Steps lead up to a terrace in front of the pool house.

A further area of garden accessed between the pool house and the coach house provides a large expanse of level lawn with a timber and glazed greenhouse and enclosed sunny and sheltered seating area.

Lying to the rear of the pool is a further private paved terrace and access to the all-weather tennis court screened by further hedging.

The garden borders farmland to the south and east. The lawn continues on the western side with a further private terrace for the cottage. In the south west corner there is a hidden garden with a large timber garden store and further shed and 3.000 litre oil tank. In all the gardens and grounds extend to approximately 1.5 acres.

GARAGE & CARPORT

Situated opposite the main house and across the courtyard, with central twin open carports flanked by large single garages, one currently used as a laundry room with an oil fired boiler.

SERVICES

Electric - Mains connected
Drainage - Private drainage (Septic tanks and separate Bio-Digester)
Water - Mains connected
Heating - Oil fired central heating
Mobile Available : EE THREE, VODAFONE and O2
Broadband Available: ADSL under 24 Mbps Superfast 24 - 100 Mbps
Local Authority: Council Tax Band G

SITUATION

Furringdon House is situated approximately ½ mile from the thriving village of Merriott which provides local facilities including various shops, two public houses, church and village hall, primary and pre-school.

The area is renowned for its variety of scholastic facilities catering for both the private and state sectors. Nearby private schools include Perrott Hill, Hazelgrove, Sherborne Boys, Girls and Prep schools, along with the Millfield Independent School with both day and boarding options for 2-18 years.

The market town of Crewkerne is approximately 1 ½ miles offering a wide range of shopping facilities including Waitrose. With the large commercial centre of Yeovil just 8 ½ miles away, the town offers various recreational options including theatre, cinema, clubs and gyms. Restaurants locally cater for all tastes with gastro pubs and fine dining.

The area is well positioned for access to the A303 just 4 miles distant, giving excellent access to either the M3 and London or the M5 via Taunton and the south west. For those who wish to take the train, stations can be found at Crewkerne, Yeovil, Castle Cary or Sherborne.

The nearest airports are located at Bristol, Exeter or Bournemouth.

DIRECTIONS

From Yeovil proceed west on the A30 passing through the villages of West Coker and East Chinnock. Proceed for just under 3 miles taking a right turn signed to Haselbury Mill and Tithes Barn (brown sign) and enter Lower Severalls Road. Continue on this lane for approximately 1 mile and Furringdon House is the last property on the left just before the junction with the A356.

LETTING

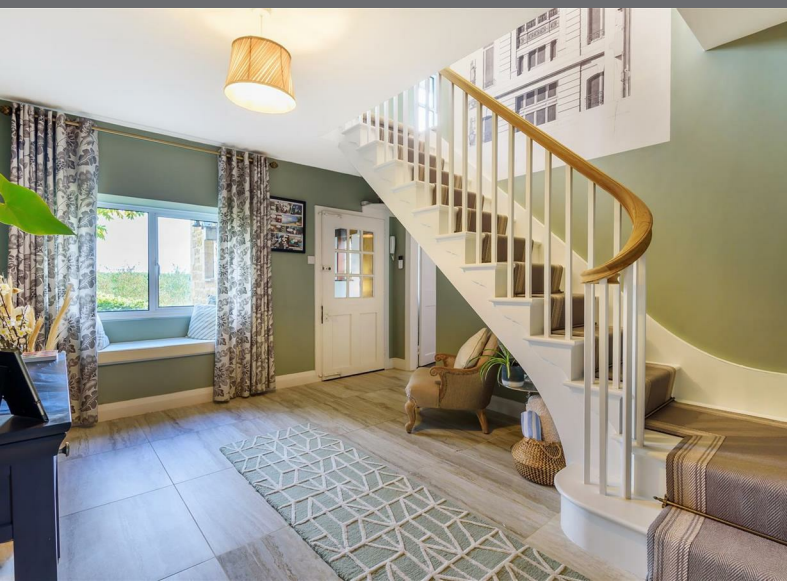
The property is available to rent for a period of 12 months plus on a renewable Assured Shorthold Tenancy, unfurnished and is available Immediately. RENT: £4,500 per calendar month exclusive of all charges. We the let permits a pet the rent will be increased by £25 per pet per month. The rent will be INCLUSIVE of a gardener and pool maintenance. DEPOSIT: £5,192 returnable at end of tenancy, subject to any deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No Smokers. Children/Pets Considered (terms apply). Viewing strictly through the Agents.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property. Clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA PropertyMark, RICS and Tenancy Deposit Scheme.



Approximate Gross Internal Area
 Main House = 372.6 sq m / 4010 sq ft
 Cottage = 46.7 sq m / 502 sq ft
 Outbuilding = 276.9 sq m / 2980 sq ft

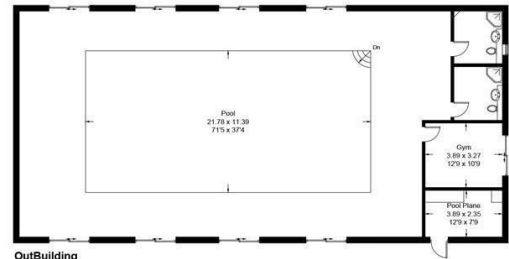


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID914276)

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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92+ plus A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		64	80
England & Wales		EU Directive 2002/91/EC	