

18 LYME ROAD

Crewkerne, TA18 8HF

Price Guide £900,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

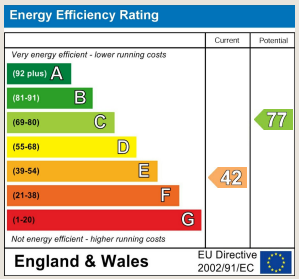
A unique opportunity to purchase a delightful family home originally dating back to 1907, with stunning gardens, swimming pool, double garage, ample parking and two self contained single storey annexes offering fantastic flexibility for an income stream or multi generational family living. The property is tucked away on the outskirts of the Town but within reaching distance of amenities, schools and countryside walks. The main house boasts character features and charm including stain glass work, ornamental fireplace, woodburning stove and high ceilings. The property must be viewed internally to be appreciated.

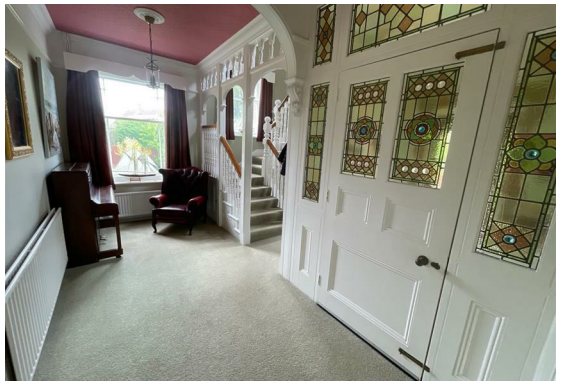
Situation

Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety of schools and nurseries, other professional services and many social and sporting activities. A mainline rail service (London - Waterloo) is available from the town's station. A faster train service is available from Castle Cary to Paddington Station.

Local Authority

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













PROPERTY DESCRIPTION

Main House

Porch
Door into:

Entrance Hall
15'10" x 13'11" (4.85 x 4.26)
With dual aspect windows to the front and side aspects, an impressive array of stained glass work and detailed carpentry. Two radiators and stairs rising to the first floor.

Sitting Room
20'3" x 15'10" (6.18 x 4.85)
With a large bay window to the front aspect, multi-fuel stove, two radiators, abundance of light and decorative coving.

Conservatory
21'5" x 12'9" (6.53 x 3.89)
With windows and fench doors opening out into the garden. Two radiators and tiled flooring.

Kitchen/Breakfast Room
16'0" x 12'0" (4.88 x 3.68)
With a sash window to the side aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl sink/drainer, five ring Rangemaster cooker, integrated fridge, freezer, dishwasher and a breakfast bar. Radiator and tiling to all splash prone areas.

Cloakroom
With a window to the rear aspect, low level WC, wash hand basin with vanity inset and a heated towel rail.

Utility Room/Boot Room
15'10" x 5'1" (4.83 x 1.57)
Ample windows and a door to the rear opening out into the garden. A range of base units, stainless steel sink/drainer, space for washing machine and tumble dryer.

Dining Room
20'0" x 15'10" (6.12 x 4.85)
With a large bay window to the front aspect, multi-fuel stove, gas point, two radiators, wall lights, abundance of light and decorative coving.

Boiler Room
6'0" x 5'1" (1.83 x 1.57)
With a window to the side aspect. Housing gas central heating boiler for the main house and a swimming pool pump/filter.

Landing
With a window to the side aspect, decorative coving, radiator and stairs rising to the second floor.

Master Bedroom
14'11" x 14'4" (4.57 x 4.39)
With a large bay window to the front aspect, window seat, ample fitted wardrobes and a radiator. Door into a walk in dressing room.

Ensuite
With a sash window to the rear aspect. Suite comprising corner Jacuzzi bath with hand held shower, shower cubicle, wash hand basin with vanity storage, low level WC, heated towel rail and tiling to all splash prone areas.

Bedroom
11'10" x 7'3" (3.63 x 2.21)
With a window to the side aspect and a radiator.

Bedroom
12'0" x 11'10" (3.66 x 3.63)
With a window to the side aspect and a radiator.

Bedroom
12'0" x 8'0" (3.66 x 2.44)
With a window to the side aspect and a radiator.

Bathroom
12'0" x 7'4" (3.66 x 2.26)
With a window to the rear aspect. Suite comprising bath, separate shower cubicle, wash hand basin with vanity storage, heated towel rail, spotlights and tiling to all splash prone areas.

Cloakroom
With a window to the side aspect, low level WC and a wash hand basin.

Attic Room
16'7" x 16'4" (5.08 x 4.98)
With dual aspect windows to the front and sides and a storage cupboard.

PROPERTY DESCRIPTION

Loft Room
35'0" x 20'0" (10.67 x 6.10)
With a window to the rear aspect and restricted head height.

18 A Accommodation

Entrance Hall
Storage cupboard housing the immersion tank. Doors into:

Cloakroom
With a window to the front aspect, low level WC and a wash hand basin.

Sitting Room
11'0" x 10'2" (3.36 x 3.12)
With patio doors to the rear aspect opening out into the garden and a radiator.

Kitchen/Dining Room
18'4" x 10'2" (5.59 x 3.12)
With dual aspect windows to the front and rear and a door to the side opening out into the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, electric oven, hob and an extractor fan over. Space for washing machine and fridge/freezer. Radiator, wall mounted gas central heating boiler and tiling to all splash prone areas.

Bedroom One
14'2" x 9'5" (4.32 x 2.88)
With a window to the rear aspect, access to the lot, radiator and a built in wardrobe.

Bedroom Two
11'0" x 7'7" (3.36 x 2.32)
With a window to the rear aspect and a radiator.

Shower Room
With a window to the front aspect. Suite comprising shower cubicle, wash hand basin with vanity storage, radiator and tiling to all splash prone areas.

18 B Accommodation

Entrance Hall
Radiator and doors into:

Kitchen
10'2" x 4'11" (3.10 x 1.50)
With a window to the front aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer and an integrated electric oven, hob and an extractor fan over. Space for fridge/freezer and washing machine. Radiator, wall mounted gas central heating boiler and tiling to all splash prone areas.

Sitting/Dining Room
11'10" x 9'8" (3.62 x 2.95)
With patio doors opening out into the conservatory and a radiator.

Conservatory
9'10" x 6'6" (3.00 x 2.00)
Built of uPVC construction, windows, single door opening out into the garden and tiled flooring.

Bedroom
9'2" x 8'11" (2.80 x 2.72)
With a window to the rear aspect, access to the loft and a radiator.

Shower Room
With a window to the front aspect. Suite comprising shower cubicle, low level WC, wash hand basin, storage cupboard, radiator and tiling to all splash prone areas.

Double Garage
17'1" x 16'6" (5.21 x 5.03)
Up and over door, skylight and power.

Outside
The outside space is a particular feature of the property, the garden is a generous size and mainly laid to lawn, a superb covered swimming pool, greenhouses, various vegetable patches, small mixed orchard, mature shrubs, flower borders, seating and patio areas and ample driveway parking leads to the double garage.

Agents Note
Council Tax Band for 18 Lyme Road - F. Council Tax Band for - 18A Lyme Road - A. Council Tax Band for - 18B Lyme Road - A. Mains water, drainage, gas and electricity. There is an electrical vehicle charging point, Ohme epod installed in May 2025. There are two multi-fuel stoves in the main house (18) new flues were installed in 2025. The gas central heating boiler was last serviced in July 2025. The first 3m of the driveway from the road is shared with the neighbouring property "Thorne Lea."



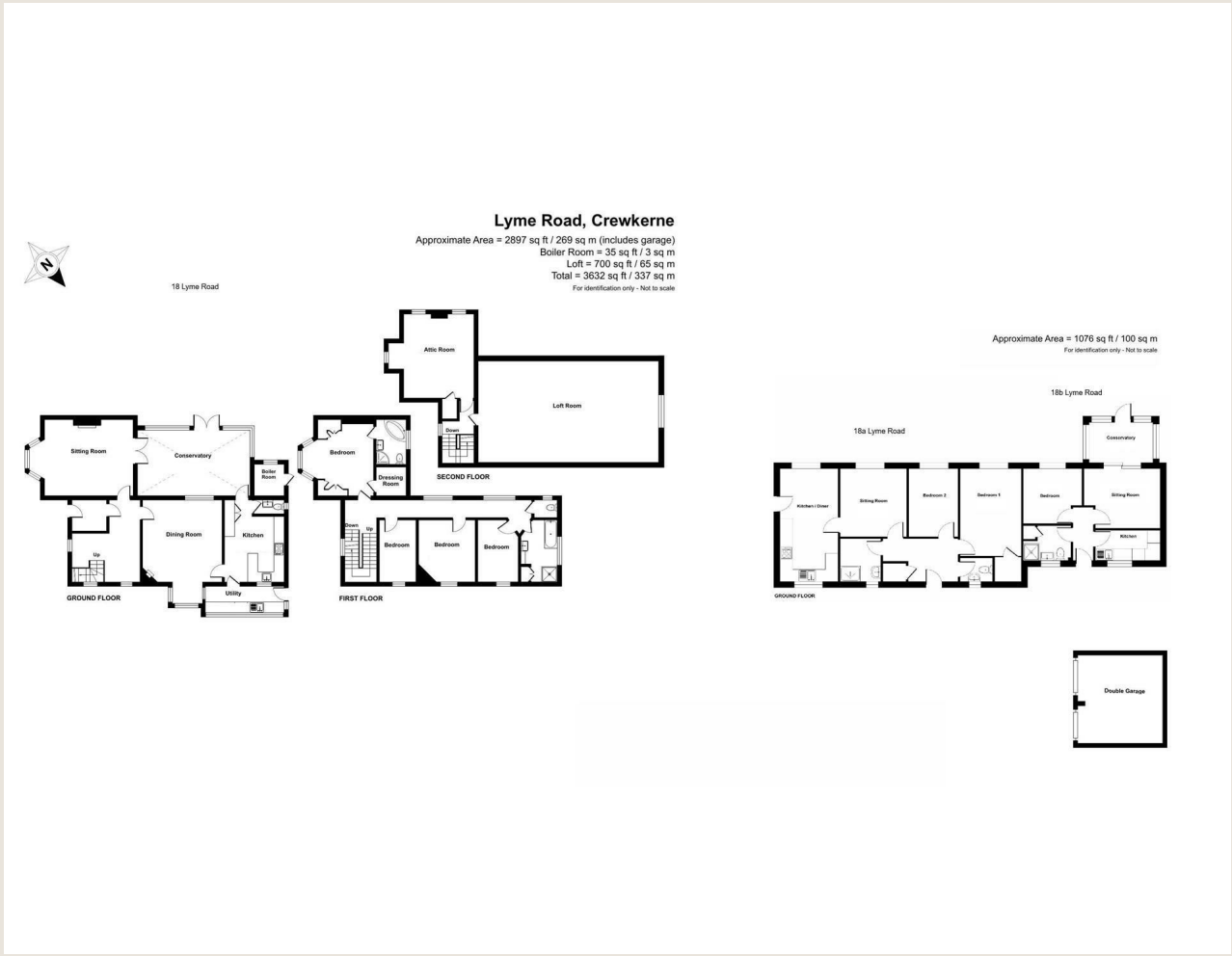







LYME REGIS







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

MAYFAIR TOWN & COUNTRY

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