



Symonds
& Sampson

Little Mead

Clapton, Crewkerne, Somerset

Little Mead

Clapton
Crewkerne
Somerset TA18 8PU

Characterful four storey property once forming part of a former water mill situated with stunning rural views of the rolling hills in the distance.



- Period property
 - 4 Storeys
- Light and airy feel
- Spacious rooms
- Four double bedrooms
 - Juliet balcony
 - Sizeable plot
- Stunning rural views

Guide Price **£450,000**

Freehold

Private Treaty

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INTRODUCTION

A unique period cottage believed to date back to 1600's spread across three floors, packed with character and space yet light and airy at the same time.

THE PROPERTY

The property offers spacious and characterful accommodation arranged over three floors. The ground floor includes a bespoke farmhouse-style kitchen fitted with a range of wooden wall and base units, with ample space for dining and access to a useful cellar providing additional storage. A bright dual-aspect sitting room with high ceilings, stunning Hamstone fireplace, wood burner and window seat, provides an attractive principal living space.

To the upper floors are four double bedrooms arranged over two levels, with the upper floor enjoying particularly impressive far-reaching views. The principal bedroom benefits from a Juliet balcony, while a family bathroom and additional WC serve the accommodation.

OUTSIDE

On the rear aspect is beautifully landscaped garden comprising of a sun terrace and a laid lawn centre with a

wide variety of mature planted small trees and shrubs including herbaceous borders leading down to the parking area where a storage shed and further laid lawn garden can be found leading to a gentle flowing stream at the bottom.

At the rear of the rear is a storage shed with veranda seating area ideal for sitting and enjoying the summer evenings.

Shared driveway

SITUATION

Clapton is a pretty village just outside the larger town of Crewkerne which offers a range of facilities including banks, Post Office, schooling, supermarkets including Waitrose and a leisure complex. There is a main line station (Exeter - Waterloo). The Jurassic coast is approx. 15 miles distance at West Bay and Lyme Regis.

DIRECTIONS

What3words///audio.aviation.sketching

SERVICES

Mains water (metered), electricity and drainage are connected

Oil-fired central heating.

Broadband

Standard and Ultra Fast is available for connection.

Mobile Phone

There is mobile phone coverage in the area, please refer to Ofcom's website

<https://www.ofcom.org.uk/mobile-coverage-checker>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

LOCAL AUTHORITY

Somerset Council - 0300 123 2224

Council Tax Band D.

MATERIAL INFORMATION

At the time of launching the property to the market the vendors have confirm that any rights, covenants or restrictions have not affected the way they live or use the property.



Little Mead, Clapton, Crewkerne

Approximate Area = 2043 sq ft / 189.8 sq m

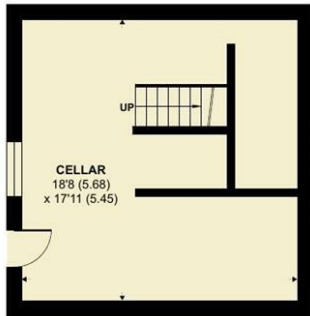
Limited Use Area(s) = 98 sq ft / 9.1 sq m

Total = 2141 sq ft / 198.9 sq m

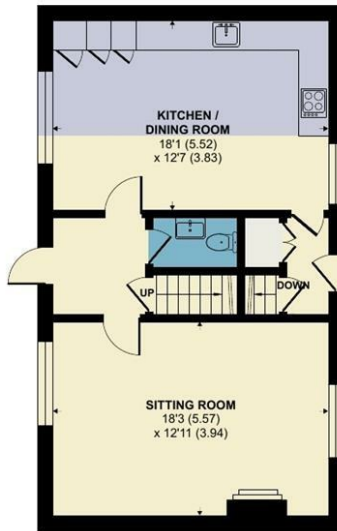
For identification only - Not to scale



Denotes restricted head height



CELLAR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1431910



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	57	72
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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