Vine House

Orchard Lane, Crewkerne, Somerset

Vine House

Orchard Lane
Crewkerne
Somerset TA18 7AF

A deceptively spacious period home, with character accommodation over three floors, well located for the pretty town centre facilities.

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- Semi-detached Grade II listed period property
- Pleasant location in the heart of the town centre
- Within a short walk of facilities
- Accommodation over three floors
- Courtyard garden
- Detached garage

Guide Price £250,000
Freehold

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THE PROPERTY

Located just a short stroll from the attractive town centre amenities, including a Waitrose supermarket and the Aquacentre swimming and fitness complex, this substantial Grade II listed property offers far more than first impressions suggest. Available with no onward chain, it is an ideal choice for buyers seeking the convenience of town living while retaining the character and generous proportions of a traditional period home.

ACCOMMODATION

A traditional hallway with decorative tiled floor leads to a generous living room at the front of the house, with a stone open fireplace and period features including decorative alcoves and picture rails. The characterful kitchen has exposed ceiling beams and a range of fitted units incorporating electric oven and hob, and space for your washing machine. On the first floor there are two generous double bedrooms including one with a good range of fitted wardrobes. There is also a separate shower room. A further staircase leads up to an attractive attic bedroom on the second floor.

OUTSIDE

To the front, adjoining Cossins Lane, is a paved courtyard area with shrubs, bordered by a low stone wall. Vine House has a right of access over Cossins Lane to reach its detached garage which lies within a stone's throw of the property on the west side of Cossins Lane. At the rear of Vine House is a small, sheltered courtyard garden, with a south-westerly aspect. Laid to paving, a stone wall and gate separates it from the gardens belonging to the neighbouring Orchard House.

SITUATION

Crewkerne is a pretty and friendly market town. Its predominantly neo-Georgian and Victorian town centre streets offer a range of high street stores including a Waitrose supermarket and many independent retailers, a range of local pubs, cafés, large indoor swimming pool and gym complex. The town has several schools covering all age groups. Crewkerne is well served in terms of public services with its own small hospital, GP surgeries and dentists. Mainline railway station (London Waterloo – Exeter) whose nearest stops include the larger town of Yeovil, and historic Abbey town of Sherborne. To the west the line heads down towards the Dorset coast. The Jurassic Coast World Heritage Site including the famous sea-side town of Lyme Regis, lies about 30 minutes' away.

DIRECTIONS

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SERVICES

Mains electricity, gas, water and drainage are connected.

Standard broadband is available. For those requiring quicker speeds, there are other alternatives available such as Starlink. There is mobile coverage at the property. Please refer to Ofcom's website for further information.

MATERIAL INFORMATION

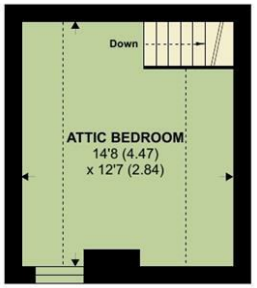
Somerset Council Tax Band D

The property is Grade II listed and located within the town's designated conservation area.

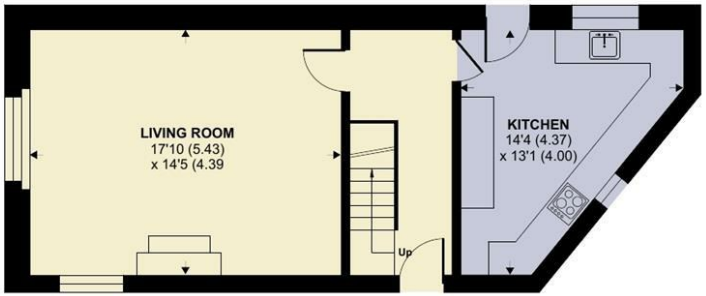
Orchard Lane is a privately owned road over which this property has a right of access. Additionally, part of Cossins Lane is owned by the neighbouring property Orchard House, and Vine House (and others) have a right of access over Cossins Lane.

Orchard Lane, Crewkerne

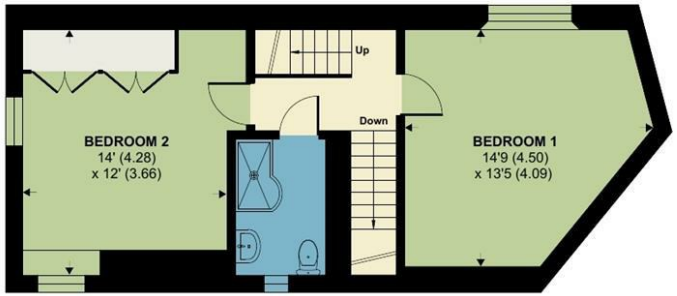
Approximate Area = 1112 sq ft / 103.3 sq m
Limited Use Area(s) = 68 sq ft / 6.3 sq m
Total = 1180 sq ft / 109.6 sq m
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST 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: 1387843

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