

STONECROFT NEW STREET

North Perrott, TA18 7ST

Guide Price £695,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

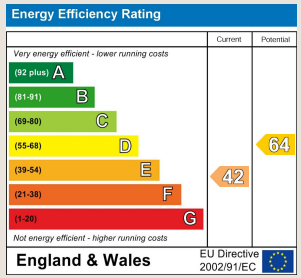
A charming detached barn with spacious accommodation of four/five bedrooms and retaining many character features. Situated in the heart of this popular village location. The property benefits from gated driveway parking, double garage and separate annexe accommodation. One to view to fully appreciate the flexible accommodation on offer.

Situation

North Perrott is a pretty village close to the Somerset/Dorset border and approximately 3.9 miles from Crewkerne with its main line station to London (Waterloo). The village amenities include public house (community run) garden centre with a farm shop and cafe, church, village hall and private school. Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and many social and sporting activities.

Local Authority

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













PROPERTY DESCRIPTION

Porch
With a window to the side, radiator and a door into:

Sitting Room
25'7" x 15'11" (7.81 x 4.87)
With windows and french doors opening out onto the garden, fireplace with multi fuel burner, two radiators, door to inner hall and into:

Kitchen / Dining Room
26'7" x 13'8" (8.12 x 4.19)
With windows to three sides and door to the side garden. A beautifully fitted kitchen with centre island, built in electric range cooker, belfast sink, built in dishwasher, fridge and freezer. Two radiators and door into:

Utility Room
With a window and door to the garden, space and plumbing for washing machine, tumble dryer and a radiator.

Inner Hall
Stairs to the first floor, storage cupboards and a radiator.

Bedroom Three
15'11" x 7'11" (4.87 x 2.43)
With a window to the front aspect and a radiator.

Bedroom Four
12'3" x 9'1" (3.75 x 2.78)
With a window to the front aspect and a radiator.

Bathroom
With a window to the front aspect. Suite comprising freestanding roll top bath, separate shower cubicle, pedestal wash hand basin, low level W.C and a heated towel rail.

First Floor Landing
Velux window to the front aspect, eaves storage, cloakroom with W.C. Door into:

Bedroom One
17'4" x 11'5" (5.30 x 3.49)
Two velux windows to the front aspect, eaves storage and a radiator.

Bedroom Two
13'8" x 10'9" (4.18 x 3.30)
Accessed via its own dressing room and en-suite. End window and velux window to the front, eaves storage, and a radiator.

En-suite
Two velux windows to the front aspect, Large walk in shower (not finished), jack and jill sinks, low level W.C, bidet and a heated towel rail.

Dressing Room
12'1" x 8'7" (3.70 x 2.62)
Velux window to the front aspect and eave storage.

Outside
The property is approached through an electric gated driveway providing ample parking and leading to the double garage and large lawn area. Further gate to a secluded garden with patio area and access to the annexe.

Annexe
19'2" x 15'11" max (5.86 x 4.86 max)
With windows to three sides. Open plan sitting room, bedroom and kitchen area with fitted kitchen, electric heater and a separate bathroom.

Double Garage
25'7" x 14'2" (7.80 x 4.33)
Electric up and over door, pedestrian side door and loft storage area.

Agents Note
Council Tax Band - E. Mains electricity, water and drainage. Oil fired central heating, last serviced in March 2026. The lane to access the property is owned by the neighbouring property, the sellers have a right of way.





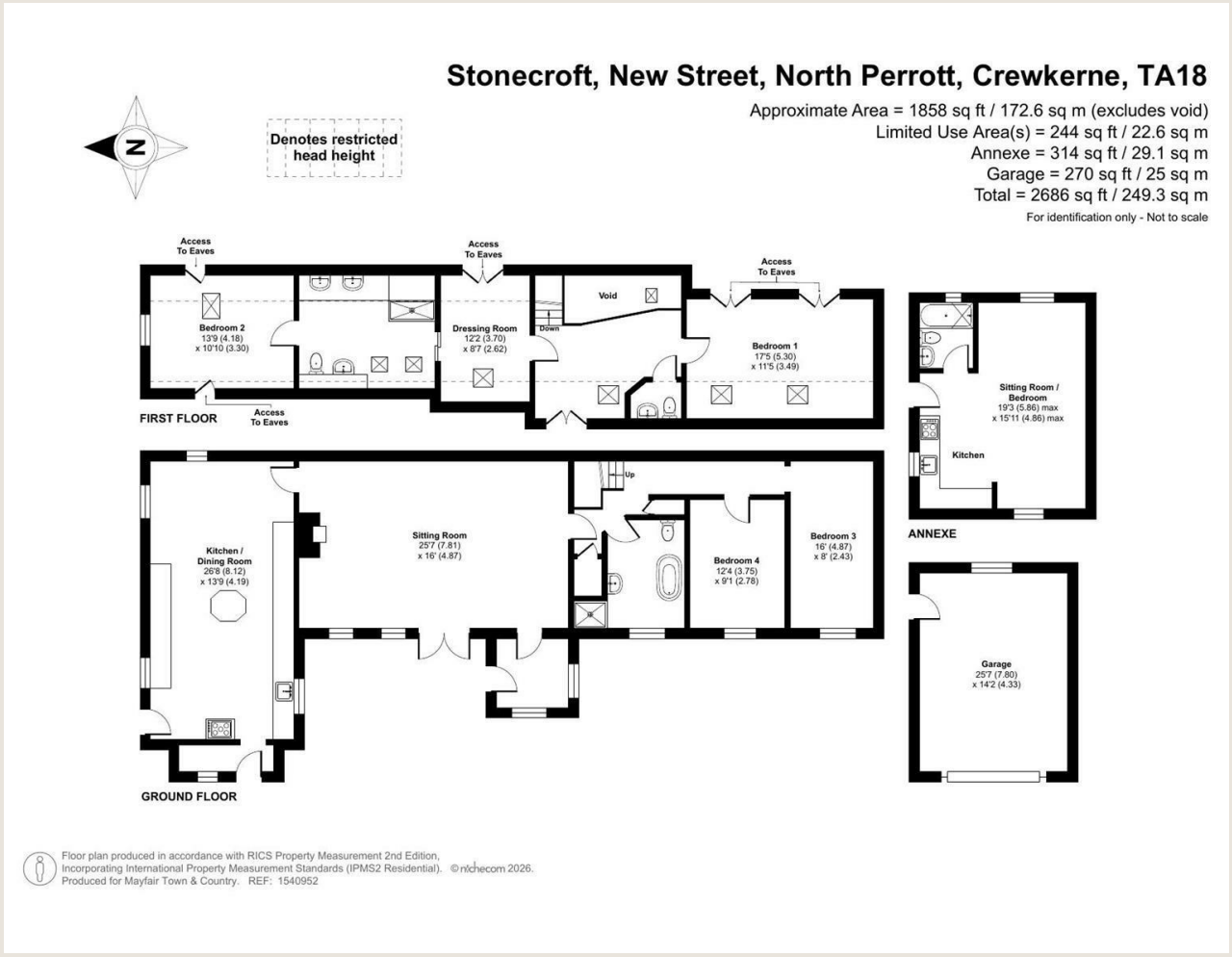














TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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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

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