

Symonds
& Sampson



Laurel House.
Broadshard, Crewkerne, Somerset

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Broadshard
Crewkerne
Somerset TA18 7NJ

Offering flexible accommodation over two floors, with the scope for single-level living as and when required, this individual and spacious detached property sits in generous grounds on the edge of town.



- Versatile and spacious chalet-style home
 - Ideal for multi-generational use
- Option for 3, 4 or 5 bedrooms over two floors
- Superb, family friendly open-plan kitchen / dining room
 - Space to accommodate hobbies and interests
- Generous mature gardens and adjacent detached garage

Guide Price **£500,000**

Freehold

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THE PROPERTY

Whether you have a large family, frequently host guests, or need space for hobbies, this versatile and generously sized chalet-style home offers a wealth of possibilities. Spread across two levels, it also presents the option for single-level living, with a dedicated bedroom wing on the east side that could easily be transformed into a partially self-contained suite or annexe—perfect for a dependent relative. Nestled in a quiet cul-de-sac of unique detached homes, the property is surrounded by mature, expansive gardens and boasts far-reaching views over the town and out towards the surrounding countryside.

ACCOMMODATION

The adaptable layout of this home offers great flexibility. In particular, the optional two ground-floor bedrooms can be used as additional reception rooms, making the property ideal for a variety of lifestyles and stages on the property ladder.

A spacious and welcoming entrance hall sets the tone upon arrival, leading to a generously sized dual-aspect kitchen/dining room on the west side. French doors open directly onto the patio and garden, seamlessly blending indoor and outdoor living. The kitchen features sleek cream gloss units and integrated appliances including an electric hob, double oven, dishwasher, full-length stainless steel freezer, an additional fridge, and a central island with breakfast bar—perfect for casual dining. With ample room for even the largest dining table, this kitchen is designed for sociable, family-friendly living. A practical utility room adjoins the kitchen, providing extra workspace, space for both a washing machine and tumble dryer, and access to the garden. This room also houses the Grant oil-fired central heating boiler.

To the rear of the property, the well-proportioned sitting room opens onto the sunny decking area. There's also potential to install a wood-burning stove, subject to the necessary consents, as the property was originally built with a chimney (although currently not in use). Across the hall, two additional bedrooms and a nearby shower room offer the potential to create a ground-floor suite if needed.

Upstairs, the landing includes a built-in linen cupboard and leads to three well-proportioned bedrooms, all enjoying far-reaching views. Both double rooms benefit from en suite facilities, one of which features a full bathroom with a shower over the bath.





OUTSIDE

The property is accessed via a shared driveway leading into a quiet close of just four distinctive homes. A private driveway offers ample parking and leads to a generously sized single garage, complete with power and lighting. Side gates allow entry to the gardens at both sides of the property. The expansive gardens wrap around the sides and rear of the home. Once part of an orchard, the grounds still feature mature trees—including walnut, apple, and cherry—which provide year-round interest, structure, and seasonal blooms. Additional outdoor features include a fully lined and insulated shed/workshop, a woodstore, and a brick-built BBQ area located at the back of the house. On the east side, amidst the further lawns and ornamental trees you'll find a further area of



fruit garden with raspberry canes, currants, and rhubarb. The gardens are sure to be a true delight for gardening enthusiasts.

SITUATION

Broadshard is right on the northern outskirts of Crewkerne, alongside the A356 giving easy access northwards towards the A303. Crewkerne itself 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, 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 within c.30-40 minutes' drive.

DIRECTIONS

What3words/////bought.grins.cobbles

SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating via combi boiler installed 2024.



Ofcom.org.uk suggests that Ultrafast broadband is available, Mobile signal indoors could be limited but you are most likely to receive a voice signal from the O2 network. Mobile signal outdoors is likely to be available from all four major networks.

MATERIAL INFORMATION

Somerset Council Tax Band F

There is an intruder alarm at the property.

As is common, the title register contains mentions of various covenants and rights etc and the office is happy to provide a copy upon request should a prospective buyer wish to read through prior to booking a viewing.



Energy Efficiency Rating		Current	Target
For energy efficient homes (new builds)			
A	92-100		
B	81-91		
C	69-80	72	73
D	55-68		
E	39-54		
F	29-38		
G	1-28		
For energy efficient homes (existing)			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	29-38		
G	1-28		

England & Wales
EU Directive
2002/91/EC

Broadshard, Crewkerne

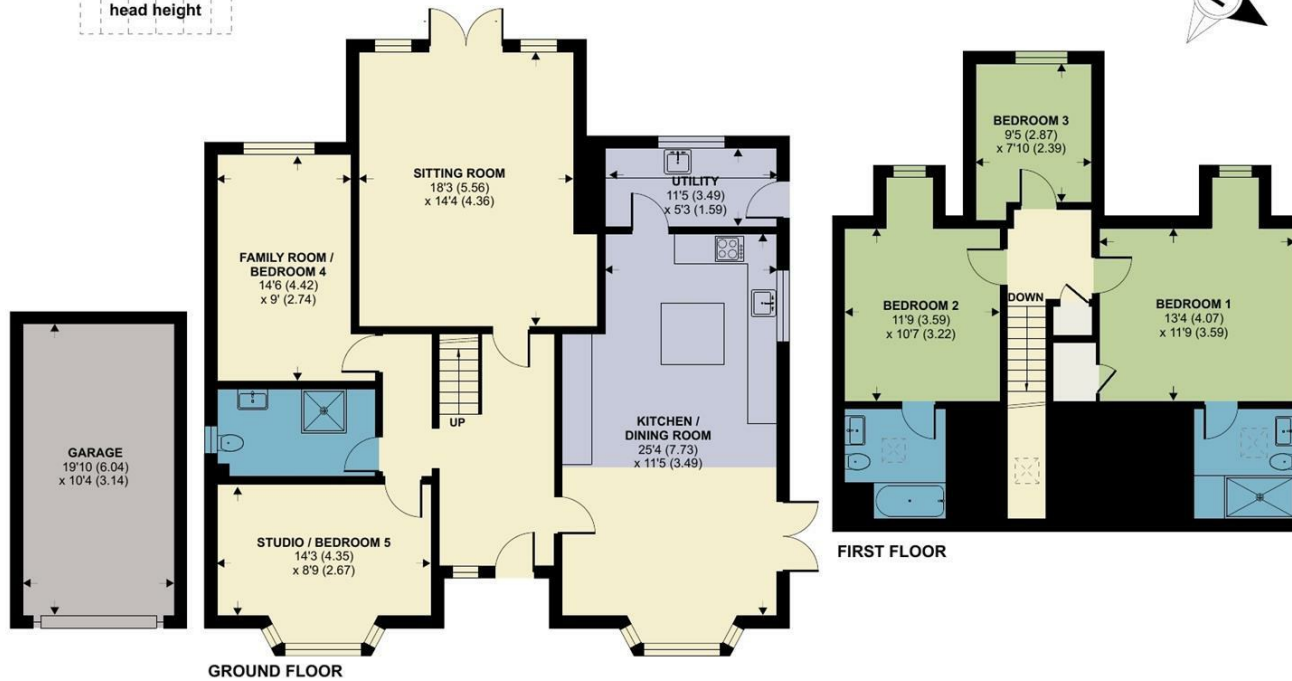
Approximate Area = 1843 sq ft / 171.2 sq m

Outbuilding = 204 sq ft / 18.9 sq m

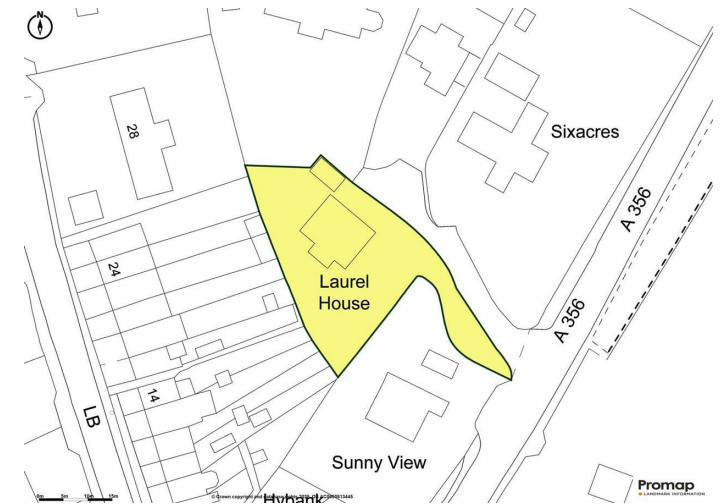
Total = 2047 sq ft / 190.1sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Symonds & Sampson. REF: 1277879



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