

STAGS

April Cottage, Silver Street

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Misterton, Crewkerne, Somerset TA18 8NH

Crewkerne 2 miles. Beaminster 5 miles. Yeovil and Bridport 10 miles.

An individually designed three bedroom detached house providing spacious accommodation over four floors and set within attractive gardens with extensive parking, garage and workshop. EPC band C.

- Somerset/Dorset Border
- Split Level Design
- Hallway with Spiral Staircase
- Sitting Room and Conservatory
- Kitchen, Utility and Cloakroom
- Three Bedrooms and Family Bathroom
- Extensive Parking with Garage and Workshop
- Attractive Gardens
- Freehold
- Council Tax Band E

Guide Price £465,000

SITUATION

April Cottage is tucked away within the highly sought-after village of Misterton, situated close to the Somerset/Dorset border and less than two miles from the market town of Crewkerne. Crewkerne offers an excellent range of shopping, recreational and educational facilities, including a Waitrose supermarket, leisure centre with indoor swimming pool, and a mainline railway station providing regular services to Exeter and London Waterloo.

The property enjoys a convenient location with easy access to the A303, while the stunning Jurassic Coast can be reached within approximately 30 minutes by car. For a wider range of amenities, the larger centres of Bridport and Yeovil are both within approximately 10 miles, offering an extensive selection of shopping, dining, leisure and business facilities.

DESCRIPTION

April Cottage is an individually designed three-bedroom home offering spacious and versatile accommodation arranged over four floors, all accessed via an impressive central staircase. Constructed principally of reconstituted stone beneath a tiled roof, the property benefits from uPVC double-glazed windows and doors throughout, together with gas-fired central heating.

Occupying a generous plot, the property enjoys ample off-road parking to the front, together with a double garage, currently configured as a single garage with an adjoining workshop. Adjacent to the house is a private courtyard garden featuring a pond, while to the rear lies a delightful and well-established garden incorporating a variety of sun terraces, expanses of lawn, and attractive flower and shrub borders, creating an ideal setting for both relaxation and outdoor entertaining.







ACCOMMODATION

A uPVC entrance door, with matching side window, opens into an entrance porch with tiled flooring. A glazed door leads through to the spacious reception hall, also featuring a tiled floor, a large picture window to the side elevation, and an impressive spiral staircase providing access to the lower ground, first and second floors. The kitchen/dining room has been beautifully fitted and comprises a Belfast sink with mixer tap set within granite work surfaces, complemented by a range of floor and wall-mounted cupboards and drawers. Integrated appliances include a Hotpoint double oven and grill, induction hob with extractor hood over, together with windows to two elevations providing excellent natural light. The room offers ample space for a large dining table and further benefits from additional storage cupboards with timber worktop and matching wall cupboards above. A door leads to the utility room, fitted with a worktop incorporating space and plumbing beneath for a washing machine and tumble dryer, together with space for a fridge freezer. The Worcester gas-fired boiler is discreetly concealed within a cupboard. There is also a large storage cupboard and a uPVC door providing external access. The cloakroom is fitted with a corner wash hand basin with cupboard below, low-level WC, tiled flooring and a window to the rear.

Occupying the lower ground floor is a delightful sitting room enjoying a dual-aspect outlook. A brick fireplace with inset gas stove, slate hearth and timber beam over provides an attractive focal point. The room further benefits from exposed beams, attractive oak flooring and glazed French doors opening into the conservatory. The conservatory is glazed on three sides, allowing for excellent views of the surrounding gardens, and features French doors leading directly onto the terrace. It is connected with power, lighting and a radiator, enabling year-round use.

On the first floor, the spiral staircase continues to the second floor. Bedroom Two enjoys a dual-aspect outlook and is fitted with built-in wardrobes with shelving above. Bedroom Three overlooks the rear garden and also benefits from a fitted wardrobe with shelving above, together with access to the roof space.

The second-floor landing features a side-facing window, linen cupboard with slatted shelving, large storage cupboard and access to the roof void. The principal bedroom is a particularly spacious room enjoying views from two aspects and fitted wardrobes, providing excellent storage.

OUTSIDE

Stone pillars flank the tarmac entrance driveway, which leads to the property and provides ample parking and turning space, together with access to the double garage. The garage is accessed via twin up-and-over doors and is connected with power and lighting. It is currently arranged as a single garage with an adjoining workshop area occupying the second bay. Adjacent to the garage is a useful electric vehicle charging point. From the parking area, steps descend to the front entrance and a private paved courtyard garden. This attractive space features a delightful pond together with a variety of shrubs, ornamental bushes and specimen trees, creating a peaceful setting. A pathway leads around the property to the rear, where there is a cold-water tap and a timber gate providing access to the main garden.

The rear garden has been beautifully landscaped and incorporates a variety of paved sun terraces, ideal for outdoor dining and entertaining. The garden is enhanced by an attractive mix of shrubs, bushes and ground-cover planting, together with a charming traditional-style street lamp. Adjoining is a level lawn enclosed by a combination of fencing and walling and bordered by well-stocked flower and shrub beds. A fine selection of mature trees provides further interest and privacy, while a dedicated seating area offers an ideal spot for relaxation. The garden also benefits from three raised vegetable beds, making it particularly appealing for keen gardeners.

SERVICES

All mains services are connected. Gas fired central heating.
Flood risk status : Very low risk (environment agency)
Broadband : Standard and Superfast (ofcom)
Mobile Coverage : EE, Three, O2 and Vodafone (ofcom)

VIEWINGS

Strictly by appointment through the vendors selling agent. Stags, Yeovil office, telephone 01935 475000

DIRECTIONS

What3words ///remind.factually.holiday
From Yeovil take the A30 towards Crewkerne. After aproximately 5 miles turn left onto the A3066 signposted Bridport and continue through the villages of Haselbury Plucknett and North Perrott.



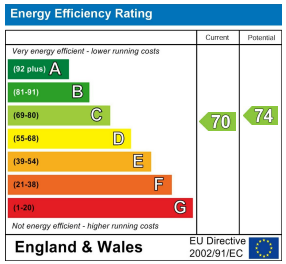




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