

The logo for Symonds & Sampson, featuring the company name in white serif font on a dark green rectangular background with a thin yellow horizontal line at the bottom.

Symonds
& Sampson

A photograph of a traditional stone cottage with a grey slate roof, a brick chimney, and a wooden door set in a stone arch. The house is surrounded by a lush garden with various plants and flowers. A brick wall and a metal staircase are visible on the right side of the property.

Ostlers Cottage

Market Square, Crewkerne, Somerset

Ostlers Cottage

Market Square
Crewkerne
Somerset TA18 7LE

A unique and characterful mews-style residence, tucked away in a private and secure position within the pretty market town centre with views towards the parish church.



- End of terrace mews style residence
- Unique, characterful accommodation
- One double bedroom with optional mezzanine / occasional bedroom area
- Within easy reach of town centre facilities
 - Secure, tucked away position
 - Courtyard style garden

Guide Price **£199,995**

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

Stylish and low-maintenance, this Grade II listed home blends period charm with modern flair. It would make a perfect second home, Air BNB, or low maintenance pad for busy buyers wanting an impressive home with less to look after. Once the stables and ostler's quarters of a grand Georgian residence, it has been tastefully renovated to preserve original features while meeting all listed building requirements. Privately set behind a secure entrance, it boasts rear views over historic rooftops to the parish church and is just steps from town centre shops, antiques, Waitrose, and the Aquacentre Pool & Gym.

ACCOMMODATION

Having been created from the former servants quarters and outbuildings, this has been a "ground up" renovation maximising the use of space and sensitively using a mixture of natural and reclaimed materials to create a characterful and unique home. An impressive oak front door opens through into a formal entrance hall, naturally lit by the velux window on the landing above and glazed side panels each side of the door. Hardwearing bamboo flooring flows through the hall and into the stylish kitchen / breakfast room. This is fitted with a range of tasteful duck egg blue units incorporating gas hob, electric oven, fridge, freezer and dishwasher whilst blue pearl granite worktops incorporate a black composite sink unit. To one corner a window seat effectively creates banquet style seating perfect for a freestanding breakfast table. On the ground floor, a convenient shower room gives you a handy set of accessible facilities all day, and is stylishly appointed with travertine flooring incorporating underfloor heating, a walk in wet-room style shower area, concealed cistern WC and smart wall hung basin with fitted shelving and mirrored alcove. There is also a dual fuel towel radiator and a useful cupboard houses plumbing suitable for a compact washing machine.

Across the hall, a stunning living room with part vaulted ceiling is lit from above via Velux windows and overlooks the courtyard to the front. Beautiful flagstone floors are a nod to the property's past whilst reclaimed period bricks create a feature wall. A fireplace houses a woodburning stove for a cosy glow in the winter months although the property benefits from full LPG central heating and double glazing for extra efficiency.

On the first floor a useful mezzanine level can be used as a study / reading area or has accommodated occasional / futon beds to accommodate visitors in the past, with under eaves storage to one side. Across the landing a pretty double bedroom enjoys lovely views towards the church via its double aspect windows and benefits from a good size walk in wardrobe / linen cupboard on the adjacent landing.





OUTSIDE

The property is accessed via a shared security gate within the original stone archway from Market Square. The access leads under the archway to the properties at the rear, where you walk through into a partly enclosed courtyard garden offering ample room to sit out and relax or dine al fresco surrounded by natural stone walling and stylish timber privacy screening. The LPG gas cannisters are located to one side, making them accessible for replacing as and when required. For safety and convenience the property has two front doors, a more formal front entrance and a lovely stable door from the kitchen.

SITUATION

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 minutes' drive.

DIRECTIONS

What3words/////stylists.pumps.horizons

SERVICES

LPG central heating. Mains electricity, water and drainage are connected.

Ultrafast broadband is available. There is mobile coverage in the area. Please refer to Ofcom's website for more details.

MATERIAL INFORMATION

Somerset Council Tax Band B

The property is Grade II listed and located in the town's designated Conservation Area.

Please note the steps shown in the photograph, located to the front of



the property are not within the title of this property. The stained glass panel in the shower room has sentimental value and may be replaced with a similar alternative prior to completion.

As the property is located in the town centre which is a designated conservation area and of which many properties are listed buildings, there are various planning applications nearby relating to the surrounding buildings. However, the vendor is not aware of any such application which is likely to affect the property or the views from it.

The current owner is the freeholder of the this and the adjoining buildings. The property will be sold as a freehold property in it's own right, being separated from the current title. There may be an obligation to contribute to the maintenance of any shared areas including the entrance gate and alleyway.



Ostlers Cottage, Market Court, Market Square, Crewkerne

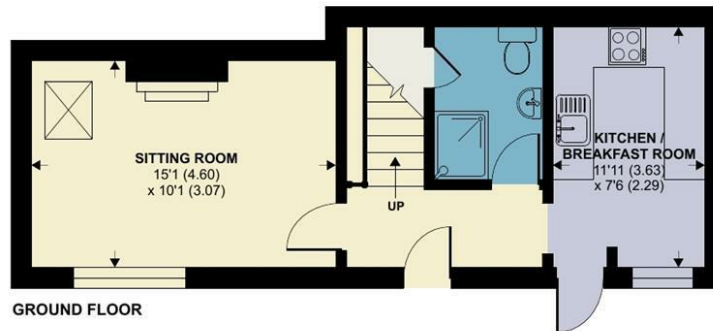
Approximate Area = 583 sq ft / 54.1 sq m

Limited Use Area(s) = 80 sq ft / 7.4 sq m

Total = 663 sq ft / 61.5 sq 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). Produced for Symonds & Sampson. REF: 1329879



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PROTECTED

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

01460 200790

ilminster@symondsandsampson.co.uk
Symonds & Sampson LLP
21, East Street,
Ilminster, Somerset TA19 0AN



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