



Court Mill Barn, Lower Street





CUISINE



BREAD
BEER
STRAWBERRIES
MILKSHAKES
DAMSONS
PEARS
GAMERS





Court Mill Barn, Lower Street

Merriott, Somerset, TA16 5NL

Crewkerne 2 miles. A303 3.5 miles. Yeovil 9 miles.

A wonderful and well appointed four bedroom detached barn conversion, nestling on the outskirts of the village, set within delightful gardens, dissected by a brook, along with a useful range of outbuildings including double garage. EPC Band C

- Hallway and Cloakroom
- Wonderful Garden Room
- Ground Floor Bedroom with En Suite
- Double Garage and Parking
- Freehold
- Sitting Room and Study
- Kitchen and Utility
- Three First Floor Bedrooms and a Bathroom
- Delightful Gardens
- Council Tax Band G

Guide Price £775,000

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SITUATION

Court Mill Barn is situated on the southern fringes of the thriving village of Merriott, which offers a range of local amenities including a village shop, public house, church and village hall, along with both an infant school and a primary school. The popular market town of Crewkerne lies approximately 2 miles away and provides an excellent selection of shopping, educational and recreational facilities, including a Waitrose supermarket and an indoor swimming pool. Crewkerne also benefits from a mainline railway station with direct services to Exeter and London Waterloo. The property is well positioned for access to the stunning Jurassic Coast, with the coastline at West Bay approximately 17 miles away.

DESCRIPTION

Court Mill Barn is an attractive, detached hamstone barn set beneath a tiled roof. The property offers light, airy and well-proportioned accommodation, including a ground-floor bedroom with en-suite facilities, together with three first-floor bedrooms and a family bathroom. The ground floor comprises an impressive vaulted entrance hall, cloakroom, sitting room, study, and a superb handcrafted kitchen. This flows seamlessly into the adjoining garden room/dining room, which benefits from a vaulted ceiling and delightful views over the garden. A particularly useful utility room completes the accommodation. Outside, the property enjoys two garages, along with ample parking to the front and side.

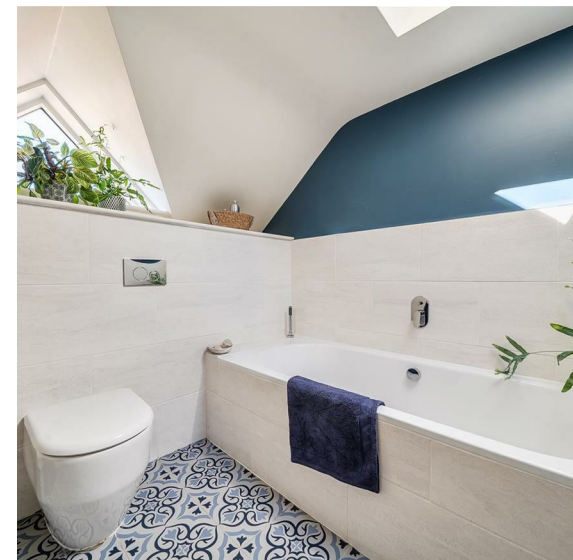
ACCOMMODATION

A door leads into the entrance porch/hallway, featuring a vaulted ceiling, large glazed windows and stone-tiled flooring. Steps rise to the main hall, which offers two built-in storage cupboards and an adjoining timber worktop with cupboards and drawers beneath. A window looks through to the kitchen, and glazed French doors open into the sitting room. Leading off the main hall is an inner hallway with stairs rising to the first-floor landing and a cloakroom comprising a low-level WC, vanity unit with adjoining worktop and stone tiled flooring. The sitting room enjoys dual-aspect views, including a glazed door to the rear garden. Features include an attractive stone fireplace with inset log burner, built-in bookshelves and cupboards to either side. Glazed French doors lead to the kitchen, while a glazed door opens into the study, which has a front aspect window and a door leading to the garage/store room.

From the sitting room, glazed French doors open into the garden room/dining room—a superb, light-filled space with an insulated vaulted ceiling, exposed timbers and windows on three aspects, including two glazed doors providing direct access to the garden. The room also benefits from a central log burner and attractive stone-tiled flooring. A wide opening leads through to the beautifully fitted kitchen which is equipped with a 1 1/2 bowl stainless steel sink with mixer tap, granite worktops, and a comprehensive range of floor and wall-mounted cupboards and drawers. There is space for a range-style cooker with ceiling-mounted extractor over, a built-in fridge, and space for a dishwasher. An attractive wooden breakfast bar completes the space, with windows overlooking the entrance hall. A rear hall leads to the utility room, which includes a sink, wooden worktop with cupboard and drawer beneath, extensive built-in shelving, space and plumbing for a washing machine, and space for a fridge/freezer. A wall-mounted Vaillant gas boiler is also located here.

Bedroom one is located on the ground floor and features windows on two aspects, including two floor-to-ceiling windows overlooking the rear garden. The room benefits from a range of fitted wardrobes along one wall and an air-conditioning unit. A door leads to the en-suite shower room, which comprises a large walk-in shower, low-level WC and vanity unit, heated towel rail, fully tiled walls and flooring with underfloor heating.

On the first floor, there is a galleried landing with views over the garden room/dining room. Bedroom two enjoys dual-aspect views and includes a fitted wardrobe and eaves storage. Bedroom four features a triangular front-facing window and a Velux roof light. The family bathroom comprises a bath with shower attachment, vanity unit and low-level WC, with half-tiled walls, tiled flooring, an electric towel rail, a triangular window to the front and a Velux roof light. Bedroom three enjoys a triangular window overlooking the rear garden, additional eaves storage and trap access to the roof void.





OUTSIDE

Court Mill Lane is a private lane owned by Court Mill Barn and seven neighbouring properties, who all enjoy rights of way with shared responsibility for maintenance. The lane leads directly to Court Mill Barn, where there is off-road parking to the front, together with a pair of single garages fitted with metal up-and-over doors and connected to power and lighting. To the front of the barn is a gravelled garden designed for ease of maintenance, complemented by a raised planting bed featuring an attractive climbing rose against the front elevation. To one side of the property is a concrete hardstanding area providing additional parking and space for a trailer or similar, alongside a lean-to greenhouse. The air-conditioning unit is discreetly located beyond this area. A picket gate opens into the rear garden, which is laid predominantly to lawn and bounded by a gently flowing brook. The garden is well stocked with attractive flower and shrub borders, a fine selection of mature trees, and a large sun terrace ideal for outdoor entertaining. There is also a particularly useful workshop/potting shed/studio, fully connected with power and lighting. A timber bridge crosses the brook, leading to a larger secondary garden area laid mainly to lawn, with raised vegetable beds and further established trees. This area is enclosed by post-and-rail fencing and adjoins open farmland, enjoying a delightful rural outlook. In total, the grounds extend to approximately half an acre.

SERVICES

All mains services are connected. Gas fired central heating.

Broadband: Standard, Superfast and Ultrafast (Ofcom)

Mobile Coverage: EE, Three, O2 and Vodafone (Ofcom - some service may be limited)

Flood Risk Status: Surface water - Low Risk. Rivers and Seas - High risk

Annual service Charge - £50 payable to Court Mill Lane Management Company Ltd

Restrictions - Situated within a Conservation Area. No Boats or Caravans/Motorhomes. No Livestock.

VIEWINGS

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

DIRECTIONS

What3words:///rock.adjuster.usual - From the A303 take the A356 signposted Crewkerne. After approximately 3.5 miles and before entering Crewkerne, turn right signposted Merriott, opposite the turning to Haselbury Plucknett. Continue into the village and at the mini-roundabout turn right, then at the next mini-roundabout by the village stores, turn right into Lower Street. After a short distance, turn right into Court Mill Lane and continue to the bottom, whereupon Court Mill Barn will be seen on the right hand side.

Approximate Area = 2416 sq ft / 224.4 sq m (excludes void)

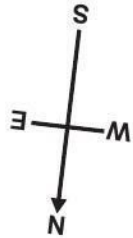
Limited Use Area(s) = 191 sq ft / 17.7 sq m

Garage = 280 sq ft / 26 sq m

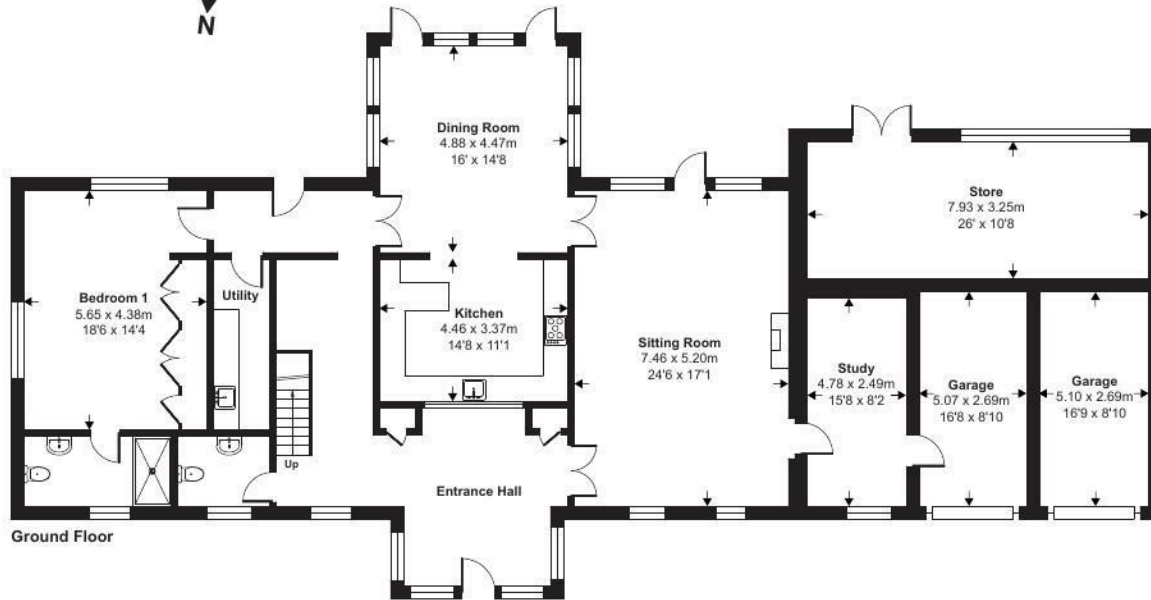
Outbuilding = 282 sq ft / 26.2 sq m

Total = 3169 sq ft / 294.3 sq m

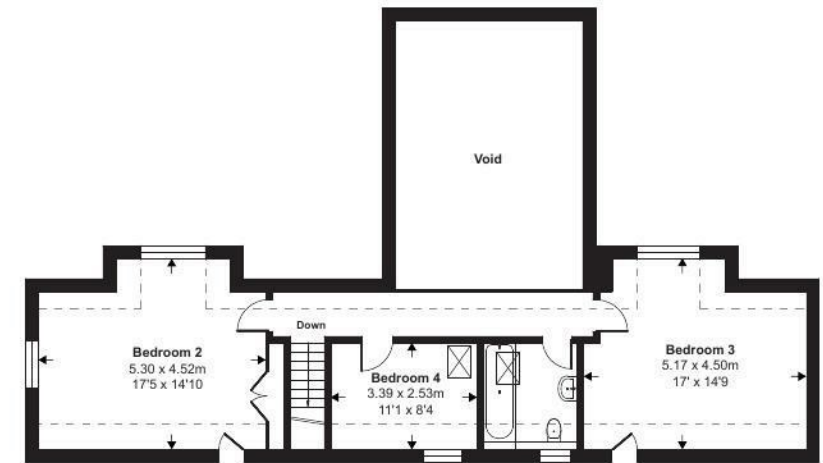
For identification only - Not to scale



Denotes restricted
head height



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 Stags. REF: 1447033



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



