

Barthays Bungalow

12 Shiremoor Hill, Merriott, Somerset

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12 Shiremoor Hill
Merriott
Somerset TA16 5PH

In a commanding position with lovely views across the village, this detached bungalow sits in a generous plot of over a quarter of an acre, with generous parking and gardens.



- Offered for sale with no onward chain
- Elevated position with lovely views
 - Popular and accessible village
- Well set back from the village road
- Generous parking and double garage
 - Spacious accommodation

Offers Over **£400,000**

Freehold

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THE PROPERTY

This deceptively spacious detached bungalow occupies an elevated position set well back from the village road, offering attractive views across the village and out towards the surrounding countryside. It will particularly appeal to those seeking generous parking options, with a large driveway and turning area providing ample space for multiple vehicles—ideal for anyone with a motorhome, trailer, or similar. With all accommodation arranged on one level, it's perfectly suited to those looking for single-storey living without compromising on a sense of space both inside and out.

ACCOMMODATION

Day-to-day, you'll most likely enter through the rear door from the driveway, which opens into a spacious utility and boot room. This practical space includes ample built-in storage, a useful second sink, and room for both a washing machine and tumble dryer. It also houses the wall-mounted gas boiler for the central heating system and features a convenient separate WC—perfect for when you come in from the garden.

Beyond the utility, a modernised kitchen/breakfast room enjoys wonderful southerly views across the village and is bathed in natural light from a large picture window above the sink. The sleek, high-gloss units include a corner carousel for easy access and are complemented by black granite-effect worktops, along with a NEFF gas hob and electric oven.

An inner hall—ideal as a potential study area—leads to the master

bedroom at the rear, complete with fitted wardrobes and an en suite shower room. A second double bedroom lies to the side.

At the front of the property, the principal living spaces include a bright dual-aspect sitting room and a generously sized adjoining dining room. Spanning the front of the bungalow, a spacious and welcoming sunroom serves as an inviting additional entrance for guests.

OUTSIDE

Situated in an elevated position, the property is set back from the road and features a generous frontage, mainly laid to lawn with shrubs. A tarmac driveway to one side leads to a level and spacious parking and turning area, bordered by additional lawns and planting. The double garage, positioned to one side, benefits from an up-and-over door as well as power and lighting. Beyond the garage, a raised bed was previously used for growing vegetables. A good-sized gravelled area on the north side provides easy access for maintenance and to the front garden. At the rear, there is also a convenient outside tap.

SITUATION

Merriott village has an excellent range of local services including a garage, a petrol station, two general stores, a post office, pub, a pharmacy (which will collect prescriptions and deliver medicines), and a pottery. There is a church, a chapel, and a village hall, tithe barn and social club which are all host to a wide range of activities. There is also a recreation ground with junior and senior play areas, cricket and football pitches, tennis courts and a bowling green,

separate squash club and court. The village also has its own pre-school and primary school.

Merriott has excellent road links to both the A303 and A30, both of which lie within a short drive. Crewkerne is a traditional market town with a range of shops including a Waitrose Supermarket who deliver locally, and a main line railway station for the London, Waterloo to Exeter line.

DIRECTIONS

What3words/////secondly.baker.spring

SERVICES

Mains gas, 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 D

There has been an outline planning application pending for residential development on the former Scotts Nurseries site further along Shiremoor Hill for several years. However, this is unlikely to have any direct impact on this property should it go ahead in the future.

We understand a Grant of Probate has already been issued.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A++ (91-100)		
A+ (81-90)		
A (71-80)		
B (61-70)		
C (51-60)		
D (41-50)		
E (31-40)		
F (21-30)		
G (1-20)		
Energy efficiency rating scale		
England & Wales		
EU Directive 2002/91/EC		

Shiremoor Hill, Merriott

Approximate Area = 1197 sq ft / 111.2 sq m

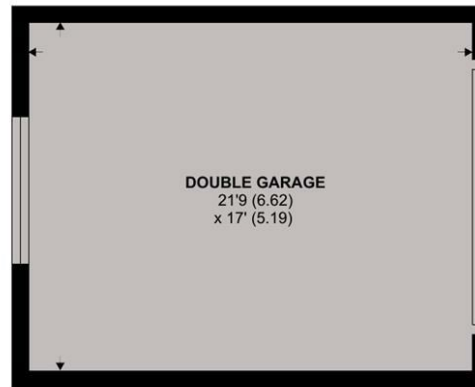
Garage = 370 sq ft / 34.3 sq m

Total = 1567 sq ft / 145.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1361724



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