



COURT CLOSE CHURCH LANE

Misterton, TA18 8LT

Price Guide £750,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A great opportunity to purchase this Grade II Listed five/six bedroom attached period property situated in a secluded spot in the village of Misterton. Court Close is part of a complex of dwellings which together were known as Misterton Lodge, and is one of the oldest sites in continuous habitation in the west. Tradition is that there has been a dwelling on the site since 1100, and the earliest record of a sale is 1399. The property offers spacious family accommodation with the added bonus of the Old Stables featuring attractive arched windows, plenty of workshop/storage space and two garages. There are lots of options to reconfigure and enhance this lovely home, or just move in and enjoy. Viewing advised with no onward chain.

## Situation

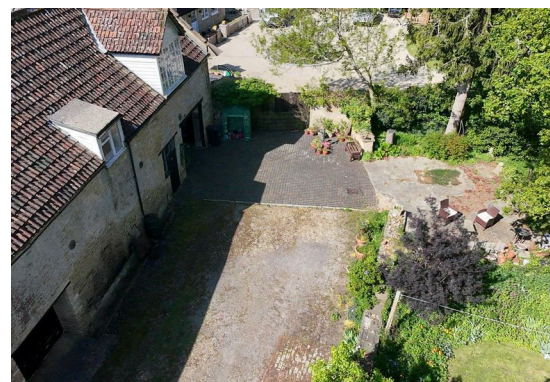
Misterton is a small village located south of Crewkerne but within a short walk of Crewkerne Train Station, amenities including church, village hall, cafe, public house, garage/filling station and a tennis club. Near to Crewkerne, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentists, a variety of schools and nurseries, other professional services and many social and sporting activities. A mainline rail service (London - Waterloo) is available from the town's station. A faster train service is available from Castle Cary to Paddington Station.

## Local Authority

Somerset Council Council Tax Band: F

Tenure: Freehold

EPC Rating:



# PROPERTY DESCRIPTION

## Entrance Hall

With a door to a small rear courtyard, a formal front door with letterbox, door to the garage/carport, and door to kitchen, radiator, exposed stone wall and stairs rising to the first floor.

## Kitchen

15'5" × 13'4" (4.72 × 4.08)

Front aspect stone mullion window. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainage, gas hob with an extractor fan over and separate oven space. Space for fridge/freezer and a washing machine. Potterton Kingfisher boiler in the fireplace, exposed stone wall and tiling to all splash prone areas.: Door to dining room and door into:

## Inner Hallway

8'10" × 5'3" (2.71 × 1.62)

Door into:

## Sitting Room

19'8" × 18'4" (6.00 × 5.60)

With two stone mullion windows, wooden shutters and one with built in oak bookshelves under. Inglenook fireplace with working open fire and oak carved mantelpiece. Hand built oak storage and bookshelves, two radiators, beams and wall lights.

## Lobby

8'1" × 4'10" (2.48 × 1.48)

Quarry flooring, radiator and coat hanging rack. Door to:

## Cloakroom

Stone mullion window, low level WC, wash hand basin, radiator, quarry tiles.

## Dining Room

12'11" × 10'8" (3.96 × 3.26)

With a window to the side aspect and a door opening out onto small rear courtyard. Radiator, internet and TV aerial points, access to small roof space, beam, quarry tiles: Door into kitchen.

## Landing

With dual aspect windows to the front and rear both with window seats, exposed stonework. Door to study.

## Hall

Stone mullion window to front aspect, feature stone window in the corner, doors to airing cupboard, shower room, bedrooms and bathroom.

## Bedroom One

14'7" × 10'7" (4.46 × 3.24)

With a stone mullion window to the front aspect, window seat with storage, built in wardrobe and a radiator.

## Bedroom Two

12'9" × 11'5" (3.91 × 3.48)

With a stone mullion window to the rear aspect, window seat, built in wardrobe and a radiator.

## Bathroom

With a stone mullion window to the side aspect. Suite comprising bath, hand held shower, low level WC, wash hand basin, radiator and tiling to all splash prone areas.

## Shower Room

With a window to the rear aspect. Suite comprising shower cubicle, low level WC, wash hand basin, heated towel rail and tiling to all splash prone areas.

## Bedroom Three

10'1" × 9'11" (3.08 × 3.03)

With a window to the rear aspect and a radiator.

## Study

12'1" × 11'11" (3.70 × 3.65)

With a round gable window to the rear aspect, radiator, access to roof space over main house. Door into:

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## Inner Hallway

10'11" × 4'0" (3.33 × 1.23)

Doors into:

## Bedroom Four

16'9" × 9'3" (5.12 × 2.84)

With a large dormer window to the side aspect, beams and a radiator.

## Bedroom Five

17'4" × 12'7" (5.29 × 3.84)

With a small dormer window to the side aspect, beams, fireplace and a radiator.

## Bedroom Six

17'3" × 7'9" (5.26 × 2.37)

With a large dormer window to the side aspect. Door to

## Loft Storage

45'3" × 21'4" (13.80 × 6.51)

Ample storage space, dovecote opening and beams stairs leading down to the Old Stable.

## Store/Workshop

20'11" × 13'11" (6.38 × 4.25)

With an architecturally significant historic wooden door opening onto drive, two large arched leaded window, cobbled stone flooring. Door to:

## Double Garage

25'3" × 20'7" (7.70 × 6.29)

Two large arched leaded windows, cobble stone floors, up and over garage door and a door into:

## Workshop

20'4" × 13'2" (6.22 × 4.02)

Large arched leaded window, cobbled stone flooring. Door into:

## Work/Utility Room

19'8" × 10'9" (6.01 × 3.29)

A range of shelving and wall and base cabinets for storage, dual aspect with a door to the garden with small window and large arched leaded window, flagstone flooring. Door to:

## Garage/Car Port

20'9" × 12'0" (6.33 × 3.67)

With a window to the rear aspect, cobbled flooring and a door into the entrance hall.

## Outside

Approached via pillared shared driveway, cobbled pathway to the front door which continues across the front of the house. Driveway leads around the end of the Old Stables to the rear of the property providing ample off road parking as well as access to the garages, patio seating area and large lawn area. The garden is planted with bulbs, roses, shrubs and trees, including a mature oak, ginkgo and an apple tree. Two pear trees are planted along the internal garden wall. A hedge separates an area that was used as a vegetable patch but has now been laid to lawn. A greenhouse sits on a further small area of garden at the top of the drive.

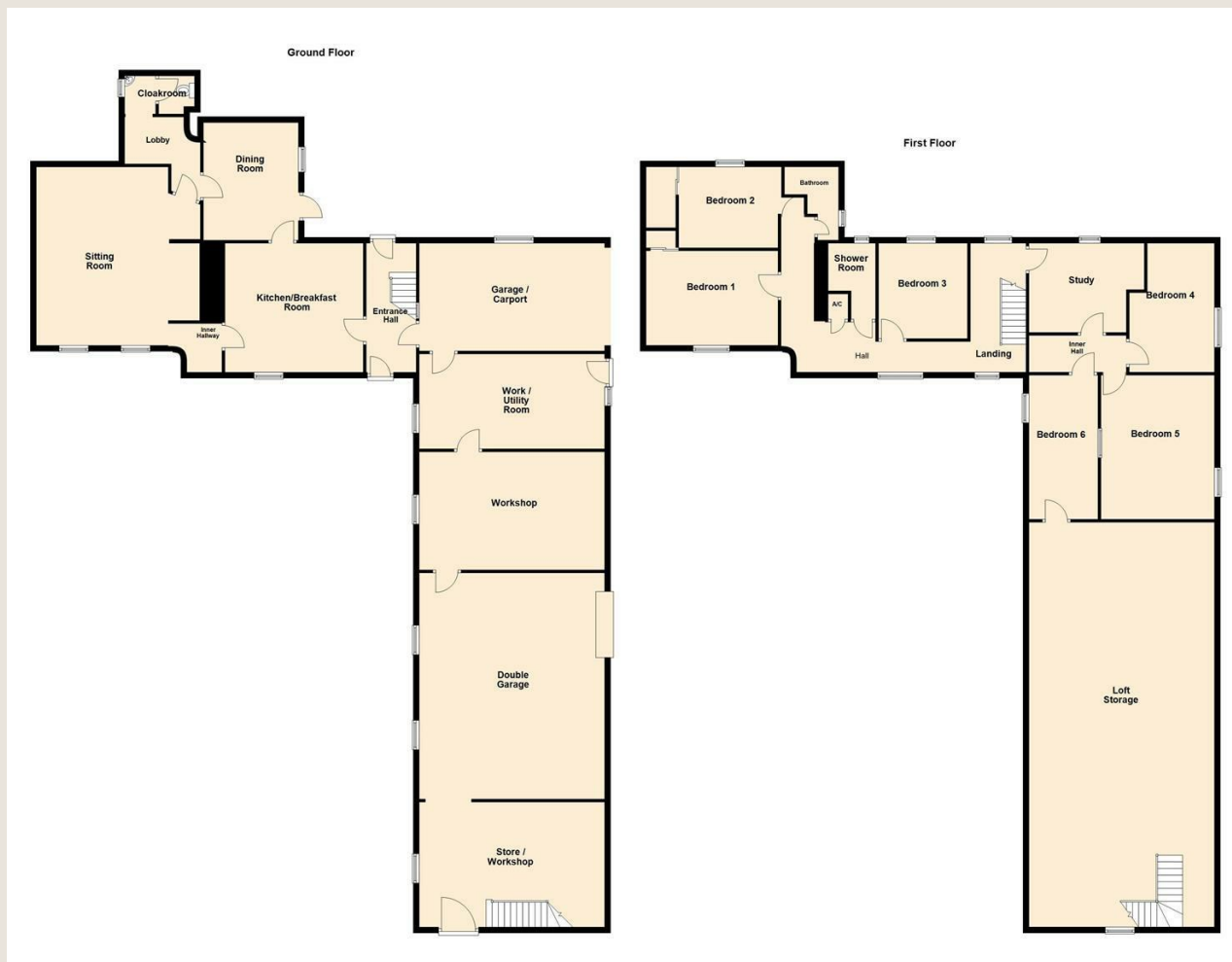
## Agents Note

Council Tax Band - F. Mains water, drainage, gas and electricity. The heating system was last serviced in May 2026. The property is Grade II Listed and in a conservation area. There is a tree preservation order in place for the oak tree in the garden, please ask the office for a map. Within the covenants, there is a right of way for the family in Old Court Cottage to walk down the drive to get to Church Lane, for further information regarding the covenants please contact the office. There is a wayleave agreement in place, annual payment by the electricity board to go on the land, please ask the office for more information. The property is being sold with no onward chain.









TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
  - Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

