



Symonds
& Sampson

12

Lye Water, Crewkerne, Somerset

12

Lye Water
Crewkerne
Somerset TA18 8BB

A charming natural stone cottage with character features, two bedrooms and a private courtyard garden, tucked away within the heart of Crewkerne.



- Mid-terrace
- Two double bedrooms
- Cozy sitting room
- Modern kitchen
 - Bathroom
- Enclosed courtyard garden

Guide Price **£160,000**

Freehold

Private Treaty

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



INTRODUCTION

A characterful two-bedroom natural stone cottage arranged over three floors, featuring exposed stonework, an impressive inglenook-style fireplace, private courtyard garden and useful loft bedroom, conveniently situated close to the amenities of Crewkerne town centre. Designed to maximise its historic charm, the property offers well-presented accommodation extending to approximately 608 sq. ft. (56.4 sq. m.). Based on the floor plan provided.

THE PROPERTY

This attractive period cottage forms part of a traditional terrace constructed of natural stone beneath a tiled roof. The accommodation is arranged over three floors and retains a wealth of character, particularly within the sitting room where exposed stone walls and a substantial fireplace create a striking focal point.

The ground floor comprises a welcoming sitting room with exposed beams and stonework, creating a cosy and distinctive living space. To the rear is a fitted kitchen providing everyday practicality whilst maintaining the cottage's charm.

On the first floor is the principal bedroom together with the family bathroom. A further staircase rises to the second-floor bedroom, which benefits from the addition of

a dormer window providing natural light and useful additional accommodation.

Throughout, the property combines period features with modern-day convenience, making it an appealing home for first-time buyers, downsizers, investors or those seeking a characterful Somerset cottage.

OUTSIDE

To the rear of the property is a private enclosed courtyard garden, providing space for outdoor seating and al fresco dining. The courtyard is enclosed by stone walling and timber fencing, creating a sheltered and low-maintenance outdoor environment.

The property enjoys an attractive natural stone frontage and sits within a terrace of similar period homes, contributing to the character and appeal of the immediate surroundings.

SITUATION

Crewkerne 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, a 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 about 30 minutes' away.

DIRECTIONS

What3words:///moon.costumed.delved

SERVICES

Mains water, electricity and drainage are connected. Gas-fired central heating.

Broadband
Standard and superfast are available.

Mobile Phone
There is mobile coverage in the area, please refer to Ofcom's website for more details.

LOCAL AUTHORITY

Somerset Council - www.somerset.gov.uk
Council Tax Band A.

MATERIAL INFORMATION

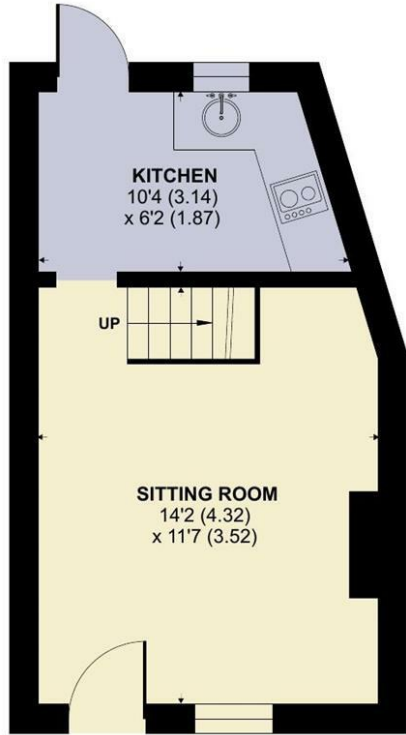
At the time of launching the property to the market the Photographs taken August 2026 © Symonds & Sampson.



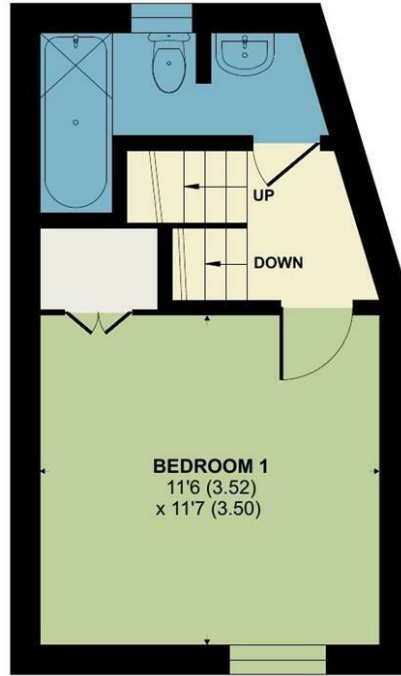
Lye Water, Crewkerne

Approximate Area = 608 sq ft / 56.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



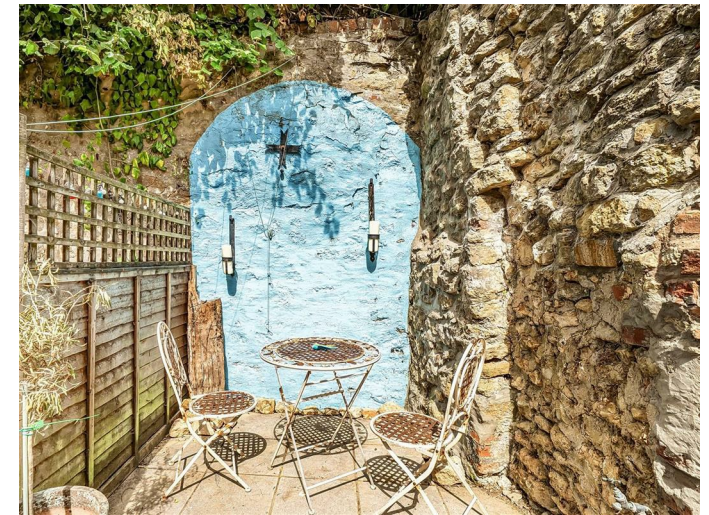
SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1502273



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92-100) A	90
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	32
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



BEA/ME/3863/12.8.26



01308 863100

beaminsters@symondssandsampson.co.uk
Symonds & Sampson LLP
36, Hogshill Street,
Beaminster, Dorset DT8 3AA



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