



4

Bedrooms



1

Bathroom



Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £320.000

This Grade II listed property, nestled within approximately 1/3 acre, is a charming, thatched home brimming with character. While it requires a new thatched roof and general renovation, it offers a unique opportunity for cash buyers to restore a historic gem.

The property features four double bedrooms, generous off-road parking, a garage, and a workshop. Inside, highlights include a spacious living room with a large inglenook fireplace and many other original features. The ground floor consists of an entrance porch, living room, dining room, kitchen-breakfast room, utility room, and cloakroom. Upstairs, you'll find four double bedrooms and a bathroom.

Outside, the property benefits from double gates at one end, offering access to the garage and workshop. The garden extends predominantly from the other end of the property, with access along both sides.

Situated in South Perrott, a picturesque village on the Somerset/Dorset border, the area is home to a blend of character cottages and period houses, as well as thoughtfully designed modern properties. Local amenities include a church, village hall, and hotel, with everyday necessities available in nearby Mosterton, just two miles away. For broader shopping options, Crewkerne (3.5 miles) and Beaminster (5.5 miles) are close by, along with a Waitrose supermarket in Crewkerne.

The property is conveniently located near Crewkerne's mainline railway station (Exeter – Waterloo) and within reach of stunning locations like the Jurassic Coast (approx. 13 miles) and Dorchester (18 miles).

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer

in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

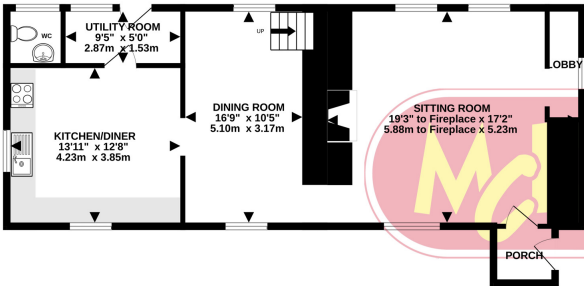
A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.**

Auctioneers Additional Comments

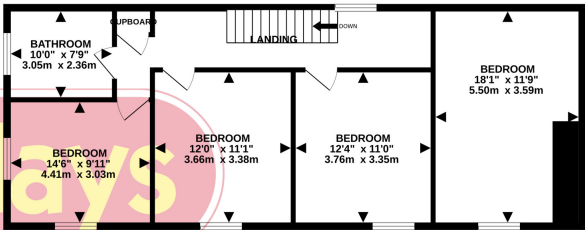
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

GROUND FLOOR
750 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA: 1509 sq.ft. (140.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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