



Old Smithy Farmhouse



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Haselbury Plucknett, Crewkerne, Somerset, TA18
Crewkerne/Railway Station 3 miles. Yeovil 7 miles. Jurassic Coast 15 miles.

A charming and recently refurbished and reconfigured three bedroom farmhouse, enjoying off road parking, garage and delightful gardens with useful office/studio. EPC Band to be advised.

- Village Location
- Kitchen and Breakfast Room
- Three Double Bedrooms
- Driveway and Garage
- Freehold
- Three Reception Rooms
- Inner Hall and Utility/Cloakroom
- One En Suite and Family Bathroom
- Attractive Gardens and Office/Studio
- Council Tax Band B

Guide Price £575,000

SITUATION

Old Smithy Farmhouse is situated in the heart of this popular village close to the Somerset-Dorset border. The village offers a primary school, church, and a public house/restaurant, while the neighbouring village of North Perrott provides a farm shop, café, pub, and the well-respected Perrott Hill School. Crewkerne, approximately three miles away, offers an excellent range of shopping, recreational, and scholastic facilities, including a Waitrose supermarket, as well as a mainline railway station with services to Exeter and London Waterloo. The property is also well placed for schooling, with buses from Haselbury serving Wadham School and Beaminster School, and from Crewkerne to Colyton Grammar School.

DESCRIPTION

Old Smithy Farmhouse is constructed in part of brick and stone beneath a tiled roof and has been sympathetically refurbished and reconfigured in recent years to provide well-appointed accommodation over two floors. The property offers a wealth of period features characteristic of its age, complemented by modern conveniences, and benefits from oil-fired central heating. The ground floor includes three reception rooms, a beautifully appointed kitchen and breakfast room, as well as a cloakroom/utility. On the first floor there are three double bedrooms, one with an en suite, in addition to a family bathroom. Outside, the driveway leads to a parking area and provides access to the garage, while the rear of the property enjoys attractive gardens and a useful home office/studio.



ACCOMMODATION

A stable door opens into the dining room, which enjoys views from two aspects, a sloping ceiling with a Velux roof light, a vertical radiator, and a door to the inner hallway. Adjoining this is the breakfast room, featuring a breakfast bar, a view over the rear garden, a Velux roof light, a built-in cupboard, stairs to the first floor, and a door to the sitting room. The kitchen is comprehensively fitted with a single-drainer stainless-steel sink with mixer tap, surrounding worktops, a range of wall and base units, attractive tiled splashbacks, a five-ring induction hob, electric double oven and grill, and space for a dishwasher and fridge/freezer. It enjoys dual-aspect views and has a glazed uPVC door to the garden. A door leads through to the sitting room, which features an attractive stone inglenook fireplace with inset multi-fuel stove and beam over, exposed beams, and two rear windows—one with a window seat—along with a door to the study, which includes a stone fireplace with brick herringbone hearth, a Hamstone chimney breast, and a rear window seat. The inner hallway has quarry-tiled flooring, an opening through to the sitting room, a door to the dining room, and a further door to the utility/cloakroom, which includes quarry-tiled flooring, a single-drainer stainless-steel sink with mixer tap, worktop with cupboard beneath, space and plumbing for a washing machine, two store cupboards, recessed shelving, and a low-level WC.

The landing has a roof light, an airing cupboard housing the pressurised hot-water cylinder and slatted shelving, and an additional linen cupboard. Bedroom one features a rear window seat, timber panelling to one wall, and a large walk-in wardrobe, along with an en suite comprising a large walk-in shower, vanity unit, low-level WC, heated towel rail, and side window. Bedroom two includes a rear window seat, while bedroom three overlooks the garden. The bathroom is fitted with a bath with shower over, vanity unit, low-level WC, heated towel rail, and a roof light.

OUTSIDE

To the rear of the property, which faces the roadside, is a raised brick and gravelled area with a pathway leading to the front door and a wrought-iron pedestrian gate to the side. Vehicular access is gained via a tarmac driveway which leads to a gravelled parking area, secured by a pair of timber gates and providing parking for two to three vehicles. The garage is accessed via double timber doors and is fitted with power, light, and three windows. Within the driveway area there is a cold-water tap and an external light. The adjoining garden features a large shaped lawn with attractive flower and shrub borders, along with a fine variety of fruit trees including plum, apple, pear, cherry plum, and several silver birches. A useful studio/home office sits on a brick base, complete with an outside socket and connected power and lighting. From the driveway, steps lead to a gravelled area and the front door, which is served by an external light and socket. To the side of the property are the external Grant-fired boiler and oil tank.

SERVICES

Mains electricity, water and drainage are connected.

Oil fired central heating.

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

Broadband : Standard, Superfast, Ultrafast (Ofcom)

Flood risk status : Very low risk (Environment agency)

VIEWINGS

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

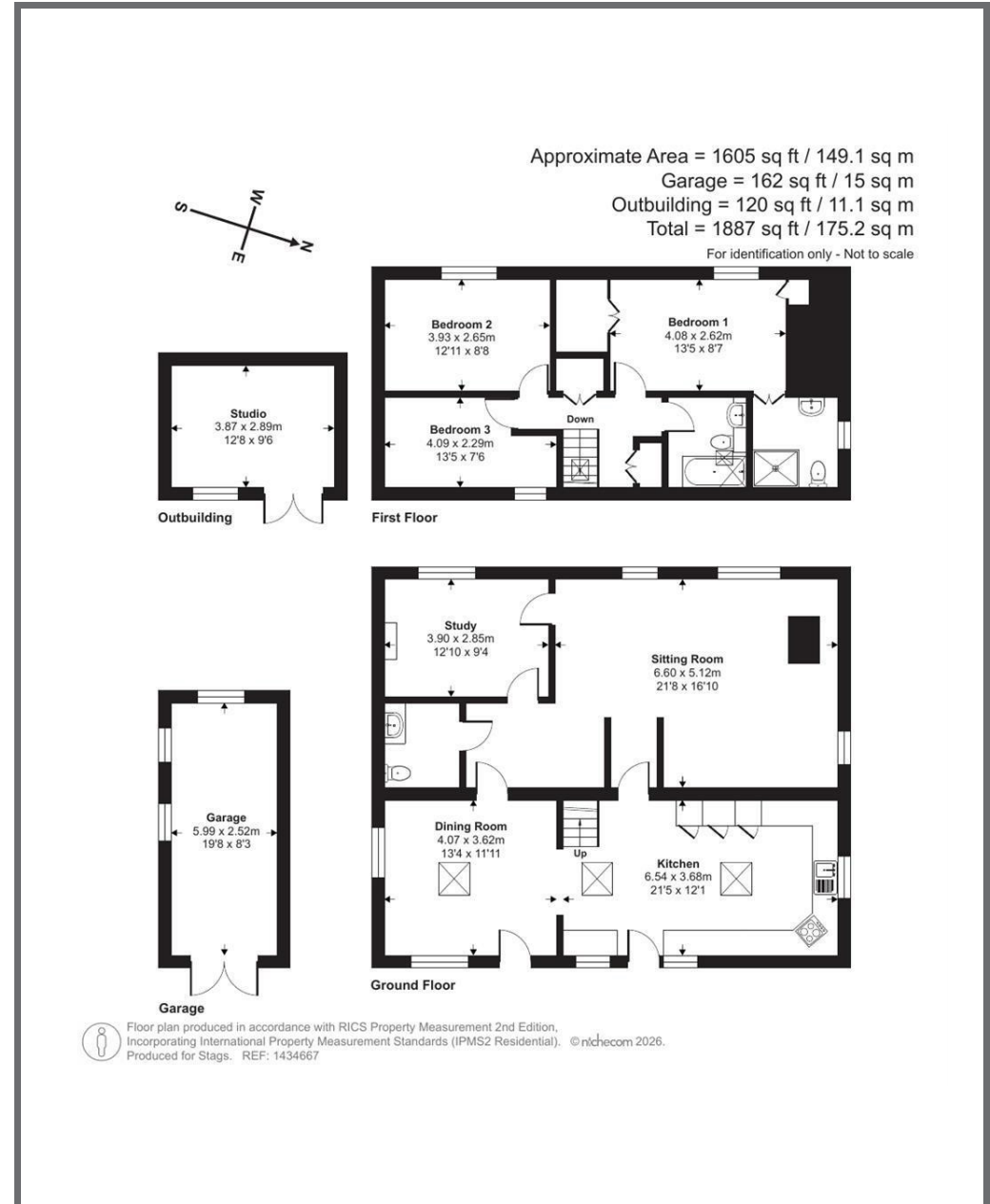
DIRECTIONS

What3words///copy.senior.engineers

From Yeovil head in a westerly direction on the A30 towards Crewkerne. After approximately 6 miles turn left onto the A3066 signposted Bridport. After a few 100 yds and before the village pub, Old Smithy Farmhouse will be seen on the left hand side.



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		
(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	

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