



Orchard Cottage, 15A



Orchard Cottage, 15A, Higher Street

Merriott, Somerset TA16 5PJ

Crewkerne 2 miles. Yeovil 9 miles. Jurassic Coast at West Bay 16.5 miles.

A charming three-bedroom end-of-terrace thatched cottage, rich in character and features including exposed beams and window seats. The property benefits from off-road parking, a former garage now providing a workshop and bar, a private courtyard garden, and a studio/home office. Offered in excellent decorative order throughout, with no onward chain. EPC exempt – Grade II listed.

- Quiet Village Location
- Two Reception Rooms and Kitchen
- One En Suite and Family Bathroom
- Courtyard Garden
- Freehold
- Newly Thatched (in 2025) and Stone Cottage
- Three Bedrooms
- Off road Parking, Former Garage (now Workshop and Bar)
- Studio/Home Office
- Council Tax Band C

Offers In Excess Of £387,000

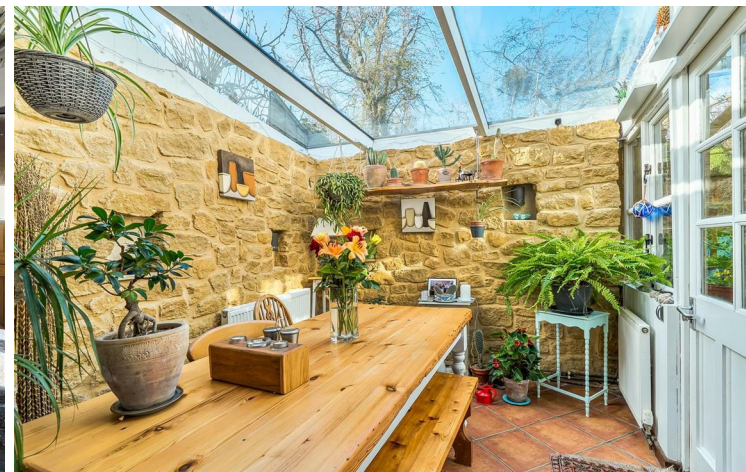
SITUATION

Orchard Cottage is quietly tucked away on the outskirts of the village and within an easy walk of the local pub. Other facilities include various shops, church, village hall, together with a primary school and pre-school. The market town of Crewkerne is within 2 miles, where an excellent range of shopping, recreational and scholastic facilities can be found, including a Waitrose supermarket and sports centre with indoor swimming pool. There is also a mainline rail link to Exeter and London Waterloo, located on the edge of the town.

DESCRIPTION

Orchard Cottage comprises a three bedroom, hamstone cottage contained beneath a newly thatched roof (in 2025), with the front elevation having only just been rethatched at the end of 2025. The cottage boasts a wealth of character features associated with a house of its age, including exposed beams, window seats and a delightful fireplace with inset log burner. The property also benefits from gas fired central heating and is offered in excellent decorative order throughout. The cottage enjoys a well fitted kitchen with adjoining sun lounge which is currently used as a dining room, together with a large but cosy sitting room. On the first floor there are three bedrooms with the main bedroom enjoying an en suite shower room, together with a family bathroom.

Outside the property benefits from off road parking and an attractive paved area to the front, which leads to the former garage which has been converted into a workshop with a bar area beyond. The cottage enjoys a private courtyard which has been beautifully landscaped and is ideal for outdoor entertaining and also has the benefit of a useful studio/home office.



ACCOMMODATION

A stable door opens into the kitchen which is comprehensively fitted and comprises; 1 ¼ bowl stainless steel sink unit with mixer tap, adjoining Acacia hardwood worktops and drainer, together with a range of floor and wall cupboards with drawers, integrated dishwasher, AEG electric double oven and grill, along with a four-burner Linear gas hob with stainless steel hood over and two wine fridges. Space for American style fridge and washing machine. Views from two aspects, tiled flooring, glazed door to sitting room and large opening through to the dining room, with exposed hamstone on two walls, with display niches, glass roof and tiled floor. Windows and glazed door to the courtyard.

The sitting room enjoys a hardwood floor together with a brick fireplace with inset log burner, with display mantle over. Exposed beams, two windows both with window seats and one with concealed storage, together with two vertical radiators and five wall light points. Stairs rising to the first floor with cupboard under.

First floor landing with exposed beams, linen cupboard and exposed floorboards. Bedroom two with window to front, trap access to the roof void and wardrobe with cupboard and shelving along with exposed floorboards. Bedroom three with window to front and exposed beams and floorboards. Bedroom one with views from two aspects, vaulted ceiling with exposed beams and fitted wardrobes, exposed hamstone to one wall and sliding doors to the en suite wet room, with shower, twin circular wash hand basins and low level WC, illuminated display shelves, exposed beams and window to side. Bathroom comprising a panelled bath with shower over, two display shelves, pedestal wash hand basin, low level WC, tiled flooring and heated towel rail.

OUTSIDE

The cottage benefits from shared vehicular access leading to a block paved driveway with raised beds and external light. This provides not only parking but also a pleasant seating area. From here there is a former garage which is approached through double timber doors, but is now currently used as a workshop and is connected with power and light, shelving and overhead storage. A glazed door leads to an adjoining bar with power, light and electric heater. Glazed French doors open into the private courtyard garden with brick paved flooring, flower and shrub raised borders, wrought iron gate and timber gate to the front, and external lighting including uplighters illuminating the gable end of the cottage. This is a most delightful space for outdoor entertaining and there is also a useful studio currently used as an office with raised bed, power and light.

The cottage also benefits from a concealed external gas-fired boiler and to the side of the garage is a pathway with bin storage and recycling area over which the neighbouring cottages also have a right of way to their gardens beyond.

VIEWINGS

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

SERVICES

All mains services are connected.

Gas fired central heating.

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

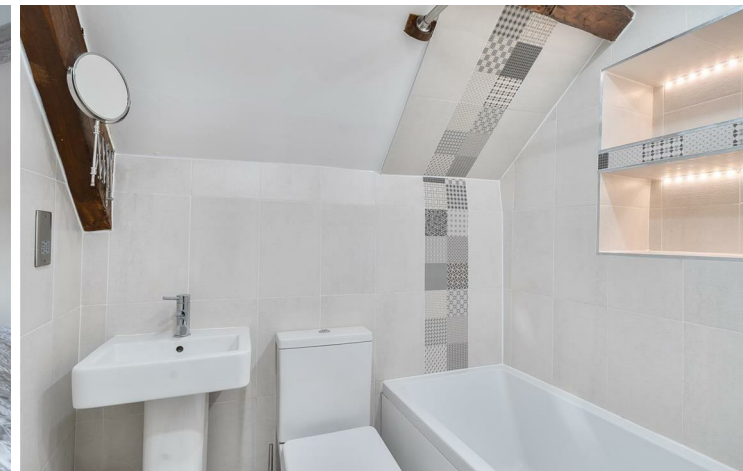
Broadband : Standard, Superfast and Ultrafast (Ofcom)

Flood risk status : Very low risk (Environment agency)

DIRECTIONS

What3words:///group.curbed.movies

From the A303 take the A356 signposted Crewkerne. After approximately 2.5 miles turn on a slight left hand bend towards the village of Merriott. Continue along Boozer Pit, into Higher Street and just before a sharp left hand bend on the corner of Townsend Orchard, Orchard Cottage will be seen, set back on the right hand side, clearly identified by our For Sale board.



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.



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