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01935 423526
FOR SALE

Easthams Gate Farm

Crewkerne, Somerset

Easthams Gate

Farm

Crewkerne
Somerset
TA18 7NU



- Substantial Detached Coach house
- Large Grounds in total 1.46 Acres
- Extensive Parking and Double Carport
 - Substantial Outbuilding
- Sympathetic Modernisation Required
 - Rare Opportunity

Guide Price **£475,000**

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE DWELLING

A very spacious detached Grade II Listed coach house in need of some sympathetic improvement, standing in very good-sized grounds of 1.46 acres and enjoying lovely views. The property has some double glazing, oil central heating and drainage via a septic tank.

ACCOMMODATION

A pillared storm porch has a part-glazed entrance door leading to the reception hall, having an attractive timber-effect floor, whilst a staircase leads to the first floor.

The sitting room is a very good size, being dual aspect, with a timber floor, and having three attractive arch leaded light patterned windows with shutters, a woodburner with a hamstone surround and hearth and a beamed ceiling.

The dining room is substantial, again being dual aspect, with an attractive fireplace.

The kitchen/breakfast room has a comprehensive range of marble-effect worktops with cream doors and stainless steel door furniture whilst there is both floor and wall tiling, wall cupboards and base units with drawers and cupboards under.

Off the kitchen is the utility room with an oil boiler and door

to the rear, whilst there is also a very useful shower room with a white suite.

On the first floor is a landing with a hatch to the roof space and an airing cupboard, whilst there are four double bedrooms and a bathroom with a white suite having a panelled bath and a telephone-style shower attachment.

OUTSIDE

A real feature of this property is the grounds within which it stands, which initially comprise a good-sized area of parking for circa 10-12 vehicles, which in turn leads to a double carport with a patio to the side, whilst there is also a large dual-aspect workshop with light and power connected, and a woodstore.

The formal gardens comprise good-sized lawns with flower beds and borders, a greenhouse, mature trees including silver birch, a large vegetable garden, which in turn leads to a good-sized paddock with a stable and a further natural stone outbuilding offering potential accommodation subject to the necessary planning permissions.

In total, the grounds extend to 1.46 acres.

SITUATION

Crewkerne is well known for its arts, antiques, bookshops

and tea rooms. Combined with traditional pubs, a range of shopping facilities, churches, a library, numerous schools, a health centre, a hospital, a gym with an aqua centre, as well as three supermarkets and numerous attractions. All combined make a wonderful place to reside. There is a frequent bus service to neighbouring towns, and a main line railway station serving the Exeter to London (Waterloo) route.

DIRECTIONS

What 3 words: [///hawks.paramedic.marble](http://hawks.paramedic.marble)

SERVICES

Spring-fed water and electricity. Oil central heating and drainage via a septic tank.

Broadband - ADSL broadband is available.

Mobile signal/coverage - There is mobile coverage in the area. Please refer to Ofcom's website for more details.

MATERIAL INFORMATION

Council Tax Band: F

Flood Risk - Despite being virtually at the top of the hill, this house has flooded due to rainwater running down the drive, over the patio to the front and into the house.

There is also solid foam insulation in the roof space, so this property is available to cash buyers only.



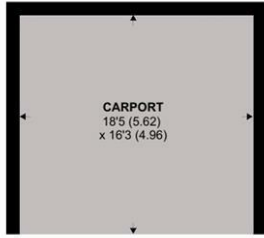
Easthams Gate Farm, Crewkerne

Approximate Area = 1695 sq ft / 157.4 sq m (excludes carport / lean to)

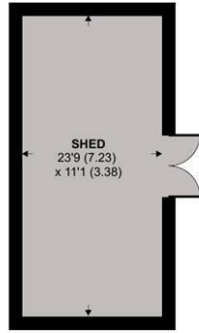
Outbuilding = 865 sq ft / 80.3 sq m

Total = 2560 sq ft / 237.7 sq m

For identification only - Not to scale



CARPORT



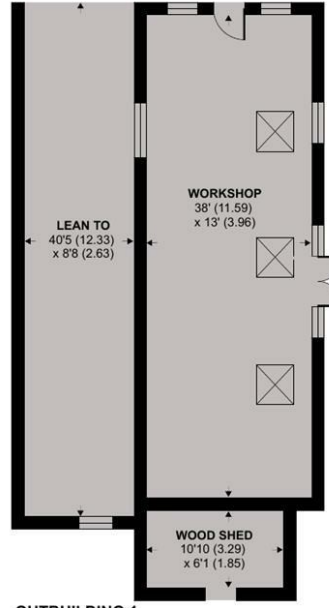
OUTBUILDING 2



GROUND FLOOR



FIRST FLOOR

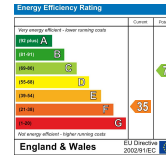


OUTBUILDING 1



WOOD SHED

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: 1435486



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01935 423526

yeovil@symondsandsampson.co.uk
Symonds & Sampson LLP
2, Court Ash,
Yeovil, Somerset BA20 1HG



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