



Belle Vue House



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Middle Path, Crewkerne, Somerset, TA18 8BH

Town Centre 250 meters. Railway Station 1.5 miles. Yeovil 9 miles. Jurassic Coast 14 miles.

A spacious and versatile three storey detached town house, located within walking distance of the town and enjoying attractive gardens, gravelled driveway and garage. EPC Band D

- Hallway and Cloakroom
- Three Reception Rooms
- Delightful Kitchen/Dining Room
- Three First Floor Bedrooms and Bathroom
- Two Second Floor Bedrooms
- Attractive Gardens
- Gated Driveway and Garage
- Freehold
- Council Tax Band D

Guide Price £595,000

VIEWINGS

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

SITUATION

Belle Vue House is tucked away from the main street and can be found within 250 metres of the town centre, where an excellent range of shopping, recreational and scholastic facilities can be found including a Waitrose supermarket and sports centre with indoor pool and gym. The A303 is within 5 miles and the main railway station is 1.5 miles, which offers an excellent rail link to Exeter and London Waterloo. The Jurassic coastline is also within a 14 mile journey.

DESCRIPTION

Belle Vue House is an attractive three-storey hamstone-built period home, set beneath a slate roof and offering spacious, well-proportioned accommodation arranged over three floors. The property successfully combines character features with modern conveniences, including gas-fired central heating and newly installed uPVC sash windows to the front elevation. The accommodation includes three versatile reception rooms, a cloakroom, and an impressive kitchen/dining room fitted with a comprehensive range of units and glazed French doors opening directly onto the garden. The first floor provides three generous double bedrooms together with a beautifully appointed family bathroom, while the second floor offers two further bedrooms, making the property ideally suited to family living.

Outside, the property is approached via an initial shared driveway leading to a gated gravelled parking and turning area, providing ample off-road parking and access to the detached garage. The attractive gardens are a particular feature, comprising areas of lawn, mature shrubs and trees, a greenhouse, and several seating areas ideal for relaxation and outdoor entertaining. Enjoying a high degree of privacy and delightful views across the town, Belle Vue House represents a rare opportunity to acquire a substantial character home in a desirable setting.



ACCOMMODATION

A charming and spacious period home arranged over three floors, offering well-proportioned accommodation and an abundance of character features throughout. The property is entered via a glazed door into a welcoming entrance hall with a mat well, porcelain tiled flooring, picture rail, and staircase rising to the first floor. There is a useful understairs cupboard, separate linen cupboard, and a glazed door providing access to the rear courtyard. The cloakroom is fitted with a low-level WC, pedestal wash hand basin, and heated towel rail. The elegant sitting room features an attractive cast iron fireplace with marble hearth and mantel, flanked by built-in bookcases, together with a picture rail and front-facing window. A separate reception room also enjoys a front aspect and picture rail, providing flexible living space. The study overlooks the rear and benefits from a cast iron fireplace with slate hearth, picture rail, and decorative ceiling rose. The impressive kitchen/dining room is well appointed with a 1¼ bowl stainless steel sink unit, extensive work surfaces, a range of wall and base units, space for a range-style cooker with extractor hood above, integrated dishwasher, plumbing for a washing machine, and a concealed gas-fired boiler. Attractive porcelain tiled flooring runs throughout, while windows to two aspects and glazed French doors provide plenty of natural light and direct access to the rear garden.

On the first floor, a half landing window enjoys lovely views across the town. Bedroom One benefits from dual-aspect views and includes a vanity unit with inset wash hand basin. The family bathroom is fitted with a corner bath, large walk-in shower, pedestal wash hand basin, low-level WC, heated towel rail, fully tiled walls, and enjoys attractive far-reaching views. Bedroom Two features a cast iron fireplace with mantel, picture rail, and delightful views, while Bedroom Three also includes a cast iron fireplace, picture rail, and vanity unit with inset wash hand basin.

A staircase rises to the second floor landing, leading to two further bedrooms. Bedroom Four is particularly appealing, featuring a vaulted ceiling, Velux roof light, and useful eaves storage. Bedroom Five offers a sloping ceiling, Velux roof light, and access to the roof void. Combining period character with generous family accommodation, this attractive home enjoys elevated views across the town and offers versatile living space ideally suited to modern family life.

OUTSIDE

Outside, the property is approached via an initial shared driveway leading to a pair of traditional five-bar timber gates, which open onto a generous private gravelled parking and turning area. This provides access to the detached garage, which is fitted with a metal up-and-over door, power and lighting, windows to two aspects, and a personal door to the side.

To the front of the property there is an attractive pergola together with a useful log store. A pathway to the side of the house leads through to the rear courtyard and gardens. Adjoining the garage is a delightful lower garden, accessed through a timber archway. This attractive area includes a useful greenhouse, paved pathways, and a variety of mature shrubs, bushes, and trees, including a striking Acer. A charming seating area provides an ideal spot to relax and enjoy the surroundings. The pathway continues to the principal garden, which is laid mainly to lawn and enjoys a large sun terrace with outside courtesy lighting, a cold-water tap, and direct access to the kitchen/dining room, making it ideal for al fresco dining and entertaining. The garden is beautifully stocked with a variety of established shrubs, bushes, and trees and is partly enclosed by stone walling and fencing, affording a high degree of privacy and seclusion.

Overall, the gardens and outside space provide an attractive setting for the property, offering a combination of practical amenities, mature planting, and excellent areas for outdoor entertaining and enjoyment.

SERVICES

- All mains services are connected.
- Gas fired central heating.
- Broadband: Standard and Superfast (ofcom)
- Mobile Coverage: O2, Three, Vodafone and EE (some service may be variable - ofcom)
- Flood Risk Status: Low Risk (environment agency)

DIRECTIONS

What3words:///behalf.shoebx.vanilla
From Yeovil take the A30 to Crewkerne, passing through the main street and bearing right towards Chard. Shortly after the carpark turn left onto Middle Path and continue up the hill and just before the medical centre and hospital turn left opposite Tower Hill road, along a gravelled drive whereupon Belle Vue House will be seen at the far end.



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		82
(81-91) B		
(69-80) C		67
(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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