

Stable Cottage

Court Mill Lane, Lower Street, Merriott, Somerset

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Court Mill Lane
Lower Street
Merriott
Somerset TA16 5NL

A deceptively roomy four bedroom property with large garage tucked away in a picturesque setting alongside a peaceful no-through lane, close to the heart of this popular village.

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- End of terrace cottage-style property
- Beautiful position alongside no-through lane
- Good size cottage-style garden to rear
- Lovely outlook
- Generous garage and parking
- Spacious open-plan kitchen / dining room

Guide Price £350,000
Freehold

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THE PROPERTY

Comprehensively upgraded by the current owners, this well-balanced village home is ideal for anyone seeking a low-maintenance property in a peaceful and scenic setting. Offering generously sized rooms and a practical, sociable layout, it provides ample space for family living while remaining easy to manage and welcoming for guests. Tucked away on a quiet no-through lane, the property enjoys a tranquil position away from passing traffic, while the spacious nearby garage offers excellent additional storage. Combined with the attractive garden outlook, this is a comfortable, practical, and easy-to-enjoy home.

ACCOMMODATION

A stable-style front door opens directly into a spacious and inviting kitchen/dining room, with a turning staircase to one side incorporating useful understairs storage. Designed with an open-plan, dual-aspect layout, the room makes the most of the natural light on offer and provides plenty of space for a dining table and chairs. The modern country-style kitchen is fitted with oak worktops, a ceramic butler sink, and timeless metro-style tiled splashbacks. The units incorporate space and plumbing for a washing machine, room for a fridge/freezer, and additional space for a gas cooker. The gas boiler is neatly positioned to one side, alongside a rear door providing access to the garden. Adjoining the living room is a convenient downstairs cloakroom, offering practical additional facilities for everyday use. The living room itself is generously proportioned and dual aspect, with French doors to the rear opening out onto the attractive garden.

Upstairs, the landing includes a useful linen cupboard and leads to four surprisingly well proportioned bedrooms, all capable of accommodating double or even king-size beds, while each also benefits from fitted storage. The family bathroom is fitted with a modern white suite, complemented by a period-style shower attachment over the bath and finished with stylish metro tiling.

OUTSIDE

The property is approached over Court Mill Lane, which is a private no through lane providing access to other properties and providing plenty of space to turn, as well as providing access to its own generous single garage located in a small block just a stone's throw away from the front door, with allocated parking to the front. The property benefits from a pedestrian right of way over the front of the neighbouring Grade II listed property, via a shared gateway, should you need to bring anything through to the rear garden without coming through the house. The rear garden is a good size and extends to over 85ft at the rear, backing onto attractive countryside. The garden abuts the neighbouring Grade II listed cottage with its origins believed to be a former chapel, giving a lovely backdrop and picturesque setting to the garden.

The garden consists of a raised terrace adjoining the house with ballustrade leading down to a paved area with steps down to the lawn edged with borders and shrubs. A second area of garden has a lovely degree of privacy and is bordered by old stone walls with a useful stone outbuilding and further timber tool shed. A second paved area at the foot of the garden makes the most of the sunshine throughout the day.

For convenience, nearest the house are external power points.

SITUATION

Merriott village has an excellent range of local services including a garage, a petrol station, two general stores, a post office, pub, a pharmacy (which will collect prescriptions and deliver medicines), and a pottery. There is a church, a chapel, and a village hall, tithe barn and social club which are all host to a wide range of activities. There is also a recreation ground with junior and senior play areas, cricket and football pitches, tennis courts and a bowling green, separate squash club and court. The village also has its own pre-school and primary school.

Merriott has excellent road links to both the A303 and A30, both of which lie within a short drive. Crewkerne is a traditional market town with a range of shops including a Waitrose Supermarket who deliver locally, and a main line railway station for the London, Waterloo to Exeter line.

DIRECTIONS

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SERVICES

Mains electricity, gas, water and drainage are connected.

Ultrafast broadband is available. There is mobile coverage at the property, please refer to Ofcom's website for further information.

MATERIAL INFORMATION

Council Tax Band D

The property is located in the village's designated Conservation Area.

The property has the benefit of, and is subject to some rights of access. Please ask the office for further information.

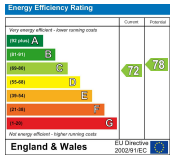
There is a registered management company for the management of the private road only, for which properties in Court Mill Lane are shareholders. The annual fee for the management of the private road is in the region of only £100 per annum.

The vendors purchased an additional parking space for the cottage, which lies opposite the front door and is therefore on a separate title number.



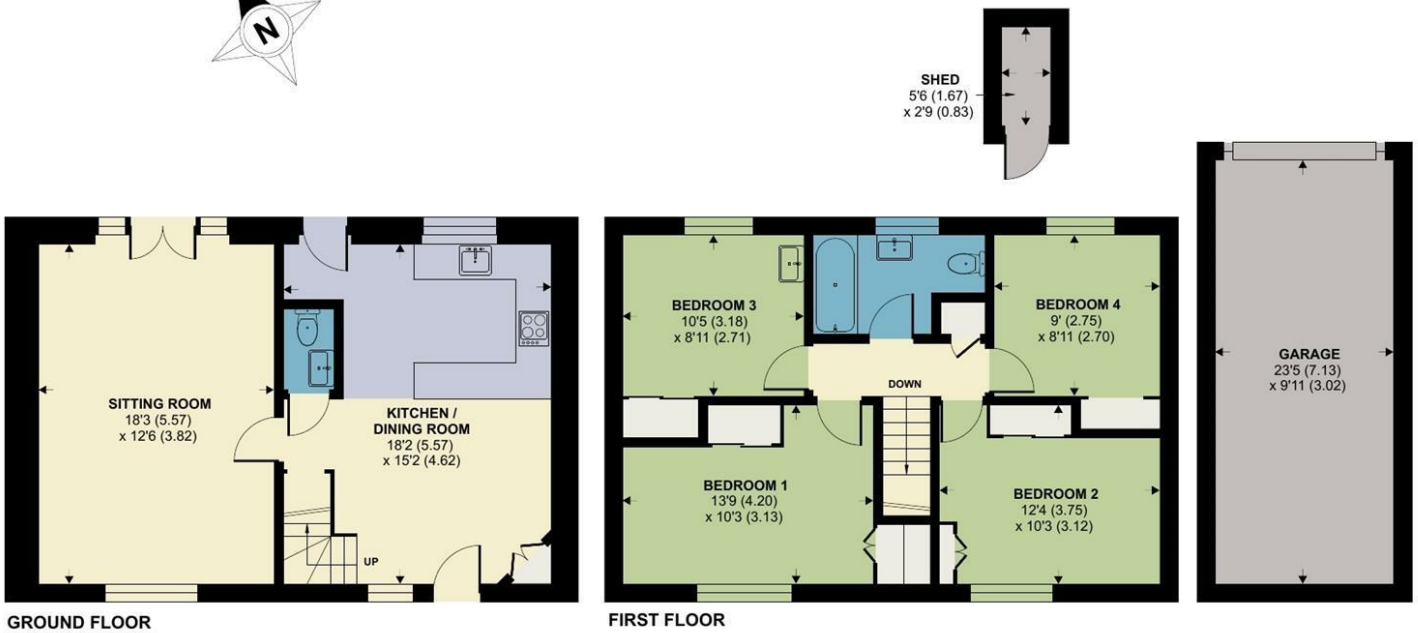






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Approximate Area = 1104 sq ft / 102.5 sq m
Garage = 231 sq ft / 21.4 sq m
Outbuilding = 15 sq ft / 1.3 sq m
Total = 1350 sq ft / 125.2 sq m
For identification only - Not to scale



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: 1447996





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