



**The Barley Yard, Old Mill Lane, Crewkerne TA18 7BQ**

**welcome to**

**The Barley Yard, Old Mill Lane, Crewkerne**

Great opportunity to purchase this elegant first floor maisonette, part of a converted brewery and offered with no onward chain. Located just a short walk from the town centre, the property features unique double height ceilings, two bedrooms and benefits from two allocated parking spaces.



## Entrance Hall

A welcoming entrance area providing access to the accommodation. Features include stairs rising to the first floor, a convenient under stairs storage cupboard, and an airing cupboard ideal for linen storage.

## Lounge / Diner Area

A truly magnificent open plan living space, defined by striking double height ceilings that create a wonderful sense of volume and light. To the rear, six double glazed windows - three at eye level and three at mezzanine height - flood the room with natural light, while two further double glazed windows to the side (one at each level) enhance the bright, airy atmosphere. The room is equipped with telephone and TV aerial points and heated by two radiators, resulting in a truly exceptional space perfect for both relaxing and entertaining.

## Kitchen Area

A well equipped kitchen area designed with both style and practicality in mind. Fitted with a comprehensive range of base and wall units offering plentiful storage, with work surfaces incorporating a one and a half bowl stainless steel sink and drainer. The cooking area features an integrated gas oven and hob with a matching cooker hood above. There is plumbing in place for both a washing machine and dishwasher, dedicated space for a fridge/freezer, a double glazed side window, and a radiator.

## Bathroom

A well appointed bathroom fitted with a modern three piece suite comprising a panelled bath with a shower attachment over, a wash hand basin, and a WC. The walls are attractively part tiled for ease of maintenance, and the room benefits from an extractor fan to reduce condensation and a stylish heated towel radiator.

## Landing

Accessed via the internal staircase leading from the entrance hall, this upper landing provides access to both bedrooms and offers a unique perspective overlooking the impressive double height lounge/diner area below.

## Bedroom 1

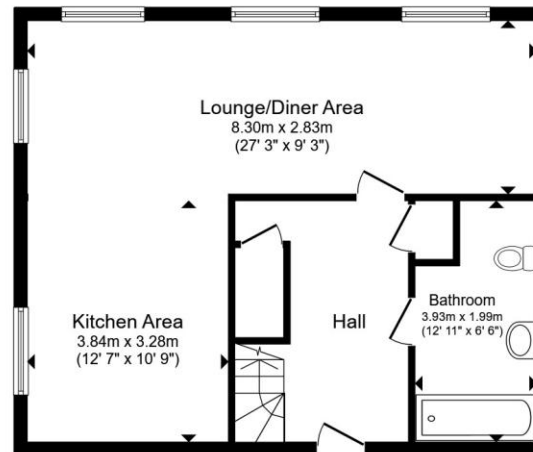
A spacious main bedroom featuring a double glazed side window and a distinctive mezzanine window overlooking the living space - a charming architectural feature of the conversion. Additional benefits include a telephone point and a radiator.

## Bedroom 2

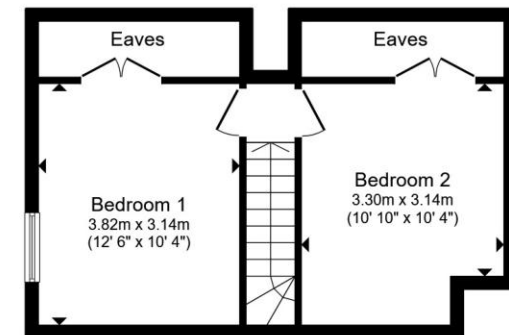
A versatile second bedroom, ideal as a guest room, children's bedroom, or home office. It features a mezzanine window with views over the lounge/diner, an extractor fan, and a radiator.

## Outside

The property benefits from the rare advantage of two allocated parking spaces, providing secure and convenient off street parking - a highly desirable feature for a town centre apartment.



Ground Floor



First Floor

Total floor area 86.7 m<sup>2</sup> (933 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## The Barley Yard, Old Mill Lane, Crewkerne

- Two Bedroom Maisonette Flat
- No Onward Chain
- Gas Central Heating and Double Glazing
- Lounge/Diner With Double Height Ceiling
- Two allocated Parking Spaces

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2300.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Jul 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £155,000



Please note the marker reflects the postcode not the actual property

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