



12

Middle Street, North Perrott, Crewkerne, Somerset

# 12

Middle Street  
North Perrott  
Crewkerne  
Somerset TA18 7SG

Charming Character Home in a Sought-After Village Setting, Spread Across Three Floors With Countryside Views To The Rear.



- Charming terrace stone cottage
- Three bedrooms arranged over three floors
  - Spacious sitting room with fireplace
    - Separate dining room
  - Fitted kitchen overlooking the garden
- Top floor bedroom with office/study corner
  - Countryside views to the rear
- Patio seating area backing onto open fields

Guide Price **£305,000**

Freehold

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## INTRODUCTION

Situated within the sought-after village of North Perrott, this charming three-bedroom terrace cottage offers beautifully presented accommodation arranged over three floors, combining character features with delightful countryside surroundings. Constructed of attractive natural stone, the property enjoys a particularly peaceful setting with far-reaching rural views to the rear and a wonderful mature garden backing directly onto open countryside.

## THE PROPERTY

The accommodation is warm and welcoming throughout. The spacious sitting room is a lovely focal point of the home, featuring an attractive fireplace, generous natural light and ample space for both relaxing and entertaining. A separate dining room provides an ideal space for family meals and leads through to the fitted kitchen, which enjoys pleasant views over the rear garden. There is a practical lobby space with a WC and door leading outside.

On the first floor are two well-proportioned bedrooms, including a generous principal bedroom with fitted storage and lovely countryside views, together with a family bathroom.

The top floor provides a particularly appealing third bedroom with en-suite shower room, enjoying elevated

rural outlooks and a useful office/study corner, making it ideal for home working, hobbies or occasional guest accommodation.

## OUTSIDE

Outside, the property continues to impress with its beautifully maintained rear garden. Mainly laid to lawn with established planting, patio seating areas and attractive stone wall boundaries, the garden enjoys a superb open aspect across neighbouring fields, creating a peaceful and private outdoor space perfect for entertaining or simply enjoying the surrounding countryside.

## SITUATION

North Perrott is a pretty village with many character houses and cottages and a number of modern properties. Village amenities include church, garden centre, bus service and private school. The nearest town of Crewkerne is situated approx. 3 miles distant with a larger range of facilities including banks, Post Office, schooling, supermarkets including Waitrose and a leisure complex. There is a main line station (Exeter - Waterloo) and the Jurassic coast is approx. 15 miles distant at West Bay.

## DIRECTIONS

What3words ///supporter.insiders.banquets

## SERVICES

Mains water, drainage and electric.

LPG gas

Broadband coverage

Standard and superfast broadband is available.

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile phone

There is mobile phone coverage in the area, please refer to Ofcom's website for more details.

<https://www.ofcom.org.uk/mobile-coverage-checker>

## LOCAL AUTHORITY

Somerset council

Tax band : C

## MATERIAL INFORMATION

The seller has a right of way through the neighbouring property for rear access.





# Middle Street, North Perrott, Crewkerne

Approximate Area = 1243 sq ft / 115.4 sq m  
 Limited Use Area(s) = 35 sq ft / 3.2 sq m  
 Total = 1278 sq ft / 118.6 sq m  
 For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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: 1457084



Energy Efficiency Rating		Current	Target
Full energy efficient - dual glazing code			
Efficiency A	67		
Efficiency B			
Efficiency C			
Efficiency D			
Efficiency E			
Efficiency F			
Efficiency G			
Full energy efficient - triple glazing code			
Efficiency A			
Efficiency B			
Efficiency C			
Efficiency D			
Efficiency E			
Efficiency F			
Efficiency G			
England & Wales EU Standard 2020/1882			

BEA/3827/MED/19.5.26



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