



Laurel Cottage, Shiremoor Hill



Laurel Cottage, Shiremoor Hill

Merriott, Somerset TA16 5PH

Crewkerne 2 miles. Yeovil 9.5 miles. West Bay 17 miles.

A charming three bedroom detached 16th century cottage which has been newly thatched on the front and ridge, with a large private courtyard bounded by a range of outbuildings, including a home office currently used as an annexe with further development potential subject to planning. EPC Exempt Grade II listed property.

- Newly Thatched (Front and Ridge) Character Cottage
- Kitchen, utility & cloakroom
- Family bathroom
- Extensive garaging and workshops
- Council tax band F
- Two Reception rooms
- Three double bedrooms
- Converted home office/potential annexe
- Traditional barns with further planning potential
- Freehold

Guide Price £625,000

SITUATION

Laurel Cottage is situated within the thriving village of Merriott which provides local facilities including various shops, public house, church and village halls, recreational grounds, squash club, extensive walking and bridle ways, together with a primary school and pre-school. The market town of Crewkerne is within 2 miles where a wide range of shopping, recreational and scholastic facilities can be found, including a Waitrose supermarket and sports centre with indoor swimming pool. There is also a mainline rail link to Exeter and London Waterloo located on the edge of the town.

DESCRIPTION

Laurel Cottage comprises a three bedroom detached Grade II listed property constructed of hamstone beneath a mainly newly thatched roof with part tiled single storey section to the rear. The property has been part of the historic and world famous Scott's Nurseries for generations and now offers buyers the potential to redevelop the adjoining courtyard range of outbuildings for alternative uses, subject to planning. One of the buildings has already been converted with planning to a home office/utility and is currently used as an annexe. Further barns have planning consent to be made into one, fully enclosed with the addition of a roller door planning ref no: 16/01082/FUL . The buildings also provide extensive garaging and workshop and is interspersed with various garden areas.



ACCOMMODATION

Canopy porch with door leading to entrance porch with quarry tiled floor, coat hooks and door leading through to the entrance hallway, with stairs rising to the first floor and quarry tiled flooring which continues throughout the kitchen. The sitting room enjoys a large Inglenook fireplace (not in use) with a flagstone hearth and beam over, two window seats to front and exposed beams, glazed door leading through to the utility room. Dining room with views from two aspects. Fireplace with mantle over, alcove and exposed beam. Understairs cupboard and glazed door through to the kitchen with an excellent range of freestanding cupboards and drawers with teak and granite worktops along with cupboard housing hot water tank. Space for range cooker with stainless steel hood over, twin bowl double drainer sink with mixer tap over, exposed stone walls and feature opening through to the sitting room. Glazed door to the utility room again with quarry tiled flooring and a range of cupboards with worktops, space and plumbing for washing machine and dishwasher, windows to rear and exposed stonework. Door to rear and a further door to cloakroom with wall hung WC, wash hand basin, window to rear, Velux roof light and quarry tiled floor.

First floor landing with exposed floorboards and trap access to roof void, window to side, exposed Cruck beam and linen cupboard with radiator. Bathroom comprising panelled bath, large walk-in shower, vanity unit and WC, window to rear, exposed floorboards and heated towel rail. Bedroom one with views from two aspects and exposed Cruck beam. Bedroom two with window to front and Cruck beam. Bedroom three with views from two aspects, exposed beams and large chimney breast.

OUTSIDE

Wrought iron gate opens onto a flagstone path which leads to the front door. Gravelled borders and enclosed by an old stone wall. To the side can be found four raised vegetable beds and a Magnolia tree, beyond is a lawned garden, with a silver birch and an ornamental cherry tree. The property is approached over an initial shared driveway with a 5-bar timber 5 bar gate which leads through to a large yard/parking area, which is bounded by a large selection of traditional outbuildings providing extensive garaging, workshop and storage areas, together with an open fronted barn. One of the outbuildings has been converted with planning consent into a home office/utility but is currently used an annexe/studio and is approached through bi-fold doors leading to an open plan area with polished concrete floor with under-floor heating. There is a range of freestanding kitchen units including sink and space and plumbing for both dishwasher and washing machine, The ceilings are vaulted, together with exposed beams and there is also an adjoining shower room. CAT 5 ethernet cabling is also connected. On the opposite of the yard area can be found a large detached hamstone barn with timber extension and beneath a tiled roof. It currently provides a car-port together with adjoining workshop and is connected with power and light. There if huge potential for alternative uses, subject to the necessary planning consents.

These range of traditional outbuildings offer enormous potential for alternative uses subject to planning. In total the grounds extend to approximately 0.33 acres.

SERVICES

All mains services are connected
Gas fired central heating
Broadband Availability: Standard, Superfast and Ultrafast (information via Ofcom)
Mobile Availability: O2 and vodafone both with limited service (information via Ofcom)

FLOOD RISK STATUS

The government long term flood risk website suggests that there is a very low risk of flooding from rivers, and that flooding from other sources is unlikely. However, it does suggest that the risk of surface water flooding is high. The vendors have stated that the property has not suffered from any flooding issues during their occupation.

VIEWINGS

Strictly by appointment through the vendors selling agent, Stags, Yeovil Office. Telephone 01935 475000.

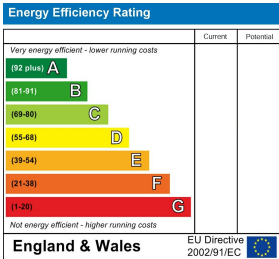
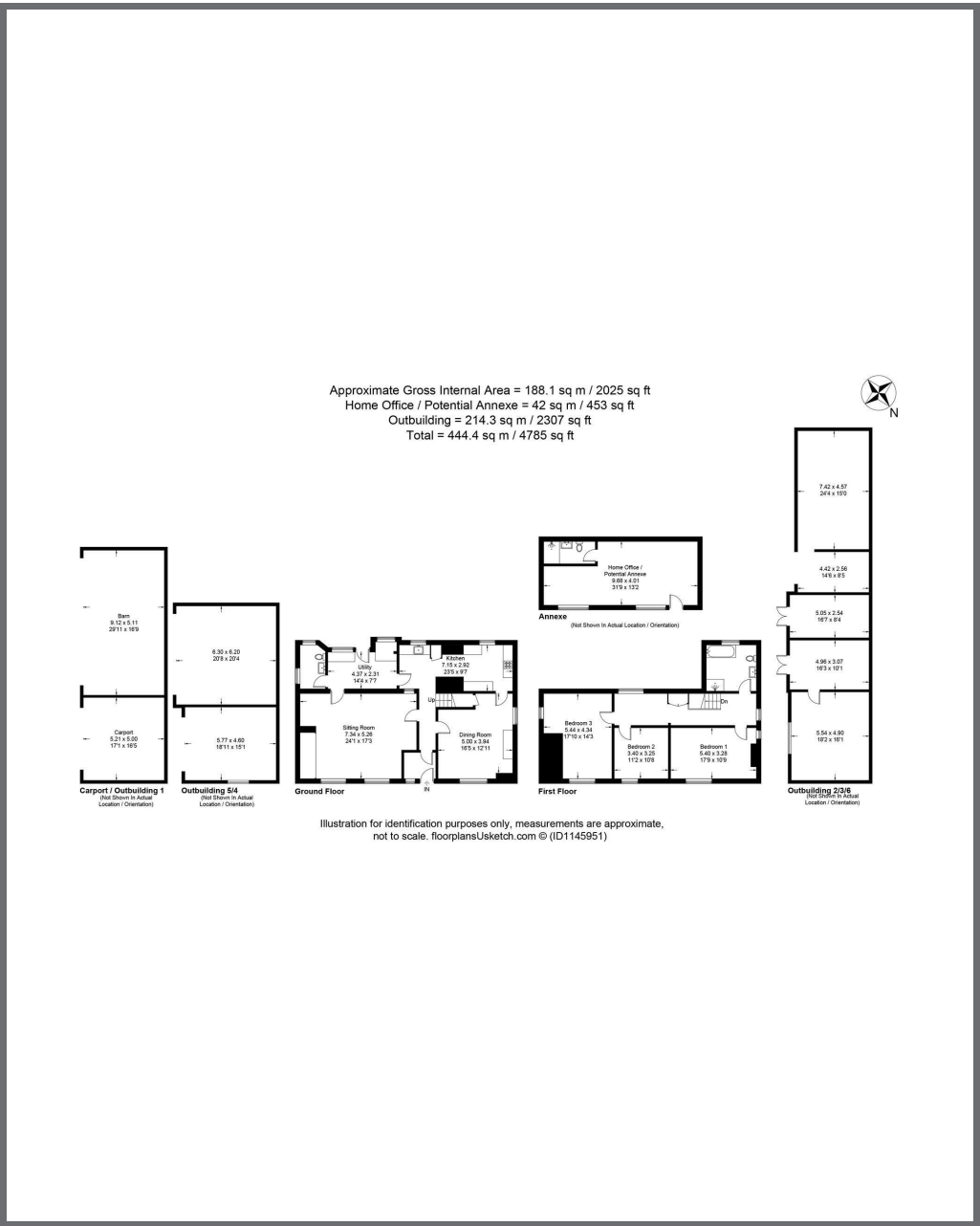
DIRECTIONS

From Crewkerne head north on the A358 and follow the signs into the village. At the mini-roundabout, at the bottom of Broadway, proceed north along Lower Street, past the turning to Manor Drive on your left and continue into Shiremoor Hill. Laurel Cottage will be found on the right hand side just before the turning into Church Street and clearly identified by our for sale board.

AGENTS NOTE



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.



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