



Lindum House & The Hayloft, Broadway







# Lindum House & The Hayloft,

Merriott, , TA16 5QG

Crewkerne 2 miles. Crewkerne Train Station (London Waterloo) 3.5 miles. Yeovil 9 miles. Jurassic Coast at West Bay 16.5 miles.

A beautifully restored Grade II Listed village House with adjoining partly converted carriage barn & 2 bedroom first floor apartment. Delightful walled cottage gardens facing South with a Garden studio. EPC Band D & D.

- 3 Reception Rooms & stunning Kitchen/Breakfast room with hidden pantry
- 3 Double Bedrooms, Shower Room and En-Suite Bathroom
- Cloakroom, Utility & Boot Room
- The Hayloft – 2 Double Bedrooms, Kitchen/Living/Dining Room & Shower Room
- Adjoining original carriage barn with scope for further conversion into garage or further accommodation
- Beautiful walled gardens with mature planting, lawns, kitchen garden and remains of the original glass house
- Garden Studio
- Character & Charm throughout
- Freehold
- Council Tax Band F

Guide Price £675,000

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@StagsProperty

## SITUATION

Lindum House is located within walking distance of all village amenities with easy access to a myriad of local footpaths to enjoy countryside walks on your doorstep. The village has excellent facilities including a pub, café, chemist, church, village hall, primary and pre-school. The market town of Crewkerne is 2 miles away offering a wider range of day-to-day facilities for shopping, educational and leisure and includes a Waitrose supermarket and sports centre with indoor swimming pool. The mainline station to London Waterloo and Exeter is located on the edge of the town.

## DESCRIPTION

Lindum House is believed to date back to the early to mid-1600's, a wonderful historic property built of Hamstone with a partly thatched, tiled & slate roof and it is attached to a neighbouring smaller Hamstone cottage. The property has a particularly attractive façade with beautiful feature arch windows and some original stone mullion windows. The adjoining carriage barn is triple height and has been partially converted into The Hayloft, a fabulous self-contained apartment with its own front door. There is plenty of potential to create an integral garage/workshop or further accommodation if required. The property has undergone an extension programme of updating and modernisation throughout over the past 14 years including adding a new heating system with cast iron radiators, new kitchen and bathrooms, adding the Garden Room, creating the boot room and The Hayloft. The property is full of character and charm with exposed beams and A frames, window seats, feature windows, 2 staircases and exposed stone. Outside, the gardens are a wonderful feature of the property, facing South, established, private and fully enclosed by a Hamstone wall. The remains of an original lean-to glass house has been used to create an outside entertaining space with fire pit and this could become a restoration project by the next owner. There is also a fabulous Garden Studio which is ideal for working from home or for hobbies.

## LINDUM HOUSE

From the village road Hamstone stone pillars and wrought iron gates lead up a pathway of Cotswold stone to the stone porch and original wooden front door. The entrance hall has original flagstone flooring, doors to the main reception rooms, feature arch and door to a lobby with stairs rising to the first floor with original cupboards. The Sitting Room is dual aspect and has a beautiful Hamstone fireplace with canopy and working open fire, hearth, exposed stone wall and feature stone arched alcove with window. The Dining Room is a superb dual aspect room with a stunning inglenook fireplace with canopy and working open fire and a feature arched alcove. A door leads into the inner part panelled hallway with built-in wine rack, wooden flooring and a further staircase rising to the principal bedroom above. Cloakroom with WC and wash hand basin and a door leading into the fabulous kitchen. This is the heart of the house with a modern range of shaker style wall and floor units with wooden working surfaces and double ceramic sink unit and tiled splashbacks with integrated full height fridge and freezer, dishwasher and binstore. The original inglenook fireplace now houses the range cooker with extractor fan over and one entire wall is dedicated to a part glazed dresser unit and door to a hidden pantry with window and shelving. The kitchen is a wonderful light and airy room, dual aspect with a wooden window seat and space for a large table, there is open hatch to the Garden Room and the travertine tiled floor continues into the garden room. The garden room has a feature exposed stone wall, velux windows and bifold doors opening into the garden, this really is a lovely room just off the kitchen. There is a door that leads down to the cellar below. A step down from the kitchen with a continuation of the tiled floor is the utility room with further matching units to the kitchen, a Belfast sink and wooden work surface, plumbing and space for a washing machine and tumble dryer, a cupboard housing the wall mounted gas fired boiler and a large built-in storage cupboard. The utility leads into the original cross passage hallway now a boot room with the backdoor leading to the rear of the property and a door to the garden, with colourful tiled floor and access to The Hayloft via an internal staircase and separate door on this side. There is also a door to the adjoining carriage barn with large garage door size opening, currently boarded up, to the outside and windows on both ground and first floor levels. Original brick flooring and step up to a further room at the end open to the roof at first floor level there is power and light and huge scope on this side of the property for further development subject to the necessary consents. Stairs rise from the lobby off the main entrance hall to the first floor landing with feature window overlooking the garden and leads into bedroom 2 a large dual aspect room with beautiful feature window and seat and original fireplace remodelled as a bookcase. Also off the landing can be found the shower room with panelled wall, tiled shower cubicle, WC and wash hand basin and from the landing a door to bedroom 3. This is another large bedroom with another beautiful feature window and door to a concealed passageway/walk through wardrobe with clever storage linking with Bedroom 1 on the other side. The principal bedroom is a lovely large dual aspect room with a wall of built-in wardrobes providing plenty of storage, there is a door to the 2nd staircase down to the inner hallway. Steps lead down into a generous en-suite bathroom with tiled walls, bath, vanity wash hand basin, WC and a large shower cubicle.





### THE HAYLOFT

From the pathway at the rear of the property is a separate front door leading to The Hayloft. Inside there is an entrance lobby/utility area with plumbing and space for a washing machine, wooden worksurface and storage cupboards. Stairs rise and turn within this full height vaulted space leading to the first floor and a door leads into the open plan kitchen/living/dining room. This is a lovely cosy room beautifully fitted out with modern kitchen wall and floor units with sink and wooden working surfaces on one side and includes integrated appliances slimline dishwasher, oven, hob and extractor fan with under counter fridge. There is room for a table and chairs and sofa and there is an electric panel heater. Bedroom 1 at the front is a double bedroom and has the connecting door to Lindum House which can be bolted from both sides. Bedroom 2 at the rear is another double bedroom with storage and there is a fabulous re-fitted modern shower room with large, tiled shower cubicle, W/C and wash hand basin.

The Hayloft has been used successfully as an Airbnb to provide an income – further details can be given. Equally, it would make a wonderful annexe providing ancillary accommodation to the main house.

### OUTSIDE

The gardens and grounds of Lindum House are a real feature of the property surrounded by a Hamstone wall and facing South enjoying a sunny and sheltered aspect. The established gardens have been beautifully laid out with lawns, mature flower and shrub borders, trees and a central Hamstone path with espalier Plum, Pear and Apple Trees flanking either side. A pathway of Cotswold stone leads from the front door, passing the duck enclosure, down steps and under a clematis and wisteria arbour and laurel hedge to the original wrought iron double gates with Hamstone pillars to the village pathway; this is the original entrance to the property. The front of the property is adorned with wisteria and there is a Cotswold stone terrace for entertaining. The terrace has raised beds with reclaimed sleepers, old troughs and a galvanised water feature and low box hedging and a greenhouse. There is productive kitchen garden with asparagus bed, strawberry patch, rhubarb and soft fruits including redcurrants, blackcurrants, loganberries and gooseberries and fig trees grow against the walls. Where there was once a lean-to glass house complete with grape vine the low brick wall remains and this partly enclosed area provides a great place to sit by the fire pit and would be a superb restoration project. There is a wonderful, detached Garden Studio at the bottom of the garden with power, light and bifold doors letting the light flood in. Throughout the garden there is water and power and the lawn is set up for an over ground pool or hot tub.

There is no official parking at the property, although for many years the Vendors have parked several vehicles on the grass verge and wide pavement to the rear by their back doors.

### SERVICES

All mains services are connected to the property.

Gas fired central heating.

Broadband: Standard, Superfast and Ultrafast (Ofcom) Full fibre is connected to the property.

Mobile Coverage: EE, Three, O2 and Vodafone (some service may be limited - Ofcom)

Flood Risk Status: Very low risk (Environment agency)

### VIEWINGS

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

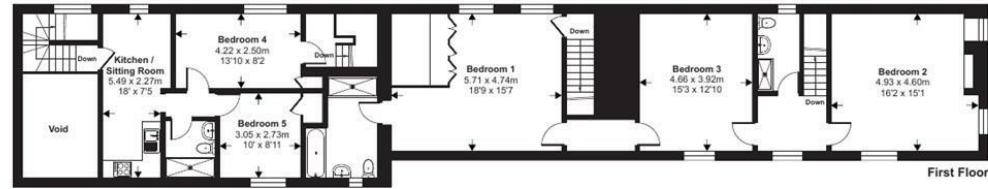
### DIRECTIONS

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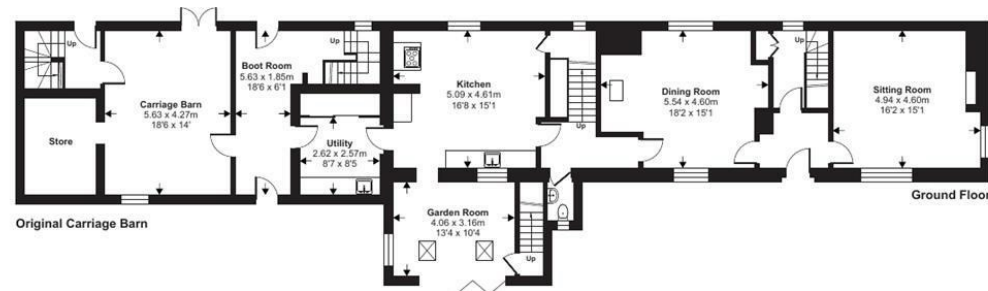
From Yeovil take A30 towards Crewkerne and turn right to Merriott along Lower Severalls Road. As you enter Merriott passing the Budgeons store and the chemist the property can be found on the left hand side. Turn left from Broadway into Beadon Lane and park on the left hand side behind the property on the grass verge.

Approximate Area = 2722 sq ft / 252.9 sq m  
 Annexes = 566 sq ft / 52.6 sq m  
 Garage = 343 sq ft / 31.8 sq m  
 Outbuilding = 154 sq ft / 14.3 sq m  
 Total = 3785 sq ft / 351.6 sq m

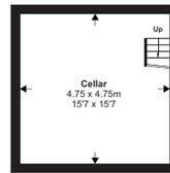
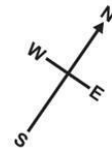
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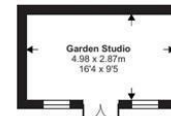
The Hayloft



Original Carriage Barn



Lower Ground Floor



Outbuilding

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Stags. REF: 1448957



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	56	69
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



