



**FOR SALE**

Shiremoor Hill, Merriott, TA16 5PH

£365,000



**ORCHARDS**  
ESTATES

Idyllic Ham Stone cottage which has been renovated and updated by the current owners in recent years.

The deceptively spacious accommodation comprises entrance porch, country fitted kitchen with original Blue Lias flagstone flooring and an Aga, large dining/family room, sitting room with log burner, cloakroom and utility room on the ground floor.

To the first floor are three bedrooms and a family bathroom.

The mature and private, well stocked gardens are a particular feature - larger than one would expect in a village property with the benefit of backing onto open countryside and farmland.

We would highly recommend an internal inspection to appreciate what this cottage has to offer.



£365,000



## LOCATION

Merriott is an historic village with a vibrant local community, offering something for all ages. The village has an excellent range of local services including a petrol station with post office, a general stores, newly refurbished pub with skittle alley, pharmacy, both primary school and pre-schools and a cafe. Nearby Crewkerne, with a range of shops including a Waitrose Supermarket, is two miles away. Yeovil is only 7 miles away and offers a full range of high street shops and leisure activities. Originally based around three roads surrounding a large area of farmland, Merriott offers a wealth of footpaths, ideal for dog walking, through the heart of the village or in the beautiful surrounding countryside. The village lies four miles south of the A303 trunk road from London to Exeter and 16 miles east of the M5 at Taunton. A main line railway station for the London, Waterloo to Exeter line is at Crewkerne with trains leaving every hour.

## Approach

Approached via a set of stone steps, the original timber front door with antique-style knocker. The entrance hall features a traditional flagstone floor, with doors leading to both the Sitting Room and the Kitchen.

## Ground Floor

**Lounge:** A bright and welcoming reception room with a front-aspect double-glazed window fitted with bespoke shutters for privacy and style. The centerpiece is a feature fireplace with an inset log burner and timber mantle, creating a cosy focal point. Additional features include a TV point, telephone point and wall radiator.

**Kitchen:** A well-appointed space with a front-aspect double-glazed window, solid wooden worktops, and a one-and-a-half bowl ceramic sink. Blue Lias flagstone flooring adds character, complemented by an oil-fired Aga as a traditional highlight. Includes inset spotlights, radiator, plumbing for a dishwasher, and space for an

American-style fridge/freezer. An open archway connects to the dining room.

**Dining Room:** Offers wooden laminate flooring and ample space for entertaining, with French doors opening to the garden and access to the utility room.

**Utility Room:** Practical with slate flooring, doors to cloakroom and storage, and a stable door to the garden.

**Cloakroom:** Features a side-aspect window, half-height tiling, tiled floor, wash basin, and WC.

## First Floor Living

**Landing:** Features a rear-aspect double-glazed window, stairs rising from the ground floor, loft access, and doors leading to all bedrooms and bathroom.

**Bedroom One:** A generously sized double bedroom with a front-aspect double-glazed window fitted with shutters. Inset ceiling spotlights provide a sleek finish, complemented by a radiator for year-round comfort.

**Bedroom Two:** Another front-facing room with double-glazed window and shutters, inset spotlights, and radiator—offering a bright, contemporary space.

**Bedroom Three:** Positioned at the rear, this peaceful retreat includes a double-glazed window with shutters, inset spotlights, and radiator.

**Bathroom:** A well-appointed family bathroom with side and rear aspect windows for natural light and ventilation. Includes tiled flooring, inset spotlights, a bath with mixer taps and shower over, wash hand basin, close-coupled WC, and heated towel rail for added convenience.

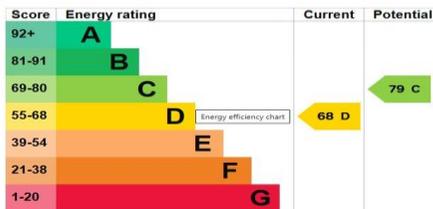
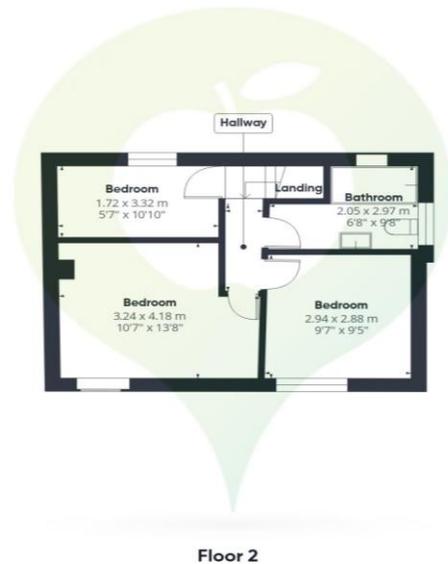
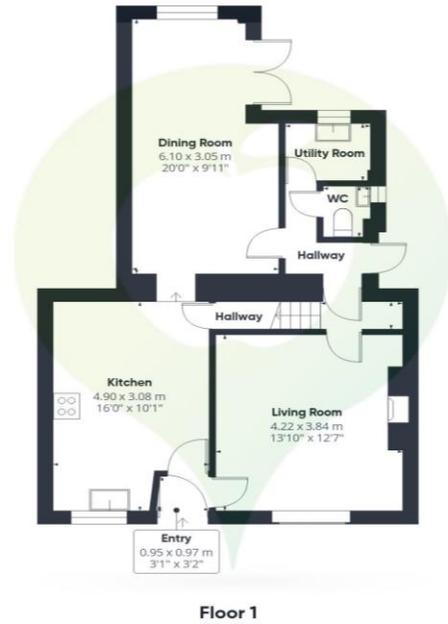
## Rear Garden

**Rear Garden:** Fully enclosed by wood panel fencing and mature hedging, the garden offers excellent privacy and a sense of seclusion. This versatile outdoor space is ideal for both relaxation and recreation. Directly accessible from the back door, a gravelled terrace provides the perfect setting for alfresco dining. Steps lead to the main garden, landscaped with mature shrubs and trees, creating a tranquil backdrop. Beyond the boundary lies a vegetable field, offering picturesque views. A lockable garden shed adds practical storage and potential for hobby gardening.



### Material Information

- Freehold Property
- EPC - E
- Council Tax Band - B
- Mains - Water, drainage, water, electricity and gas
- Oil Fed Aga Combi Boiler situated in the utility room
- Log Burner in the lounge
- Flood zone 1- Low risk of flooding from rivers and seas
- Broadband- Ultrafast 1800 mbps



**Approximate total area<sup>(1)</sup>**  
 90.6 m<sup>2</sup>  
 975 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

01460 477977 or 01935 277977

www.orchardsestates.com



Orchards Estates, 11 North Street Workshops, Stoke sub Hamdon, TA14 6QR

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.