

Symonds & Sampson

Orchard House

Orchard Lane, Crewkerne, Somerset

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Orchard Lane
Crewkerne
Somerset TA18 7AF

An impressive Grade II listed period home with walled garden in the heart of the pretty town centre.

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- Grade II listed attached period home
- Additional cottage available by separate negotiation
- Five bedrooms including master with en suite facilities
- Spacious reception rooms perfect for entertaining
- Convenient location in town centre
- Off road parking and walled garden

Guide Price £550,000
Freehold

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THE PROPERTY

Dating from the 16th and 17th centuries, this distinguished Grade II listed residence offers character-filled accommodation across three floors. Ideally situated within walking distance of the town centre, including Waitrose and the Aquacentre pool and gym complex, it perfectly blends the convenience of town living with the charm of a traditional period home. For those seeking multi-generational accommodation or potential additional income, the adjoining cottage is available by separate negotiation.

ACCOMMODATION

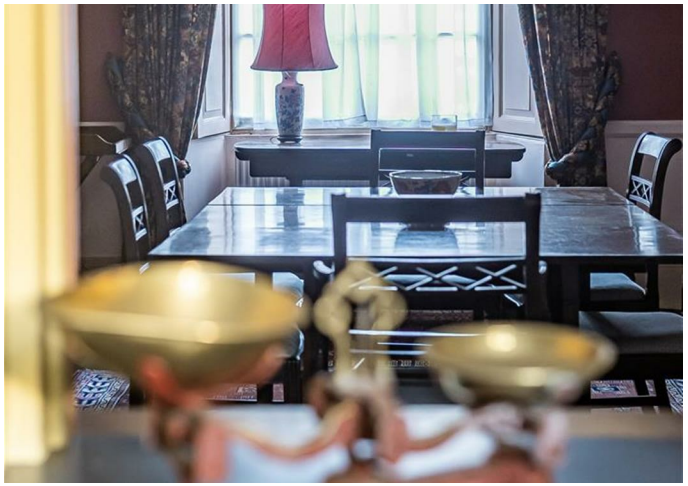
The elegant entrance hall immediately sets the tone, featuring parquet flooring and a graceful Georgian staircase alongside period details. A convenient downstairs cloakroom sits to one side. The generous drawing room comfortably accommodates family living and entertaining while retaining a cosy feel, and to the rear is a dedicated study or home office.

Glazed doors open into a substantial conservatory/garden room with a triple aspect overlooking the delightful sunny gardens. From the hall, the parquet flooring continues into a kitchen which lies at the rear of the property, fitted with a quality solid-wood kitchen and extensive built-in storage. A serving hatch connects to the dining room, and there may be scope, subject to the necessary consents, to combine the kitchen and dining room into one open space. The formal dining room itself is a charming and characterful room, complete with a feature fireplace and original details.

The first-floor landing incorporates a bespoke library area with fitted shelving and a walk-in cupboard. An inner landing to one side leads to a generous bedroom and family bathroom, while the opposite side offers an additional bedroom suite with a walk-in dressing area, fitted storage and an en-suite wet room.

Two separate staircases rise to the second floor where there are three further well-proportioned attic bedrooms, each with their own character.













OUTSIDE

To the side of the property, substantial timber gates open onto a private driveway providing off-road parking, which in turn leads into the fully enclosed, mature gardens. Enjoying a particularly sunny aspect, the grounds are partly bordered by an attractive historic brick and stone wall and are predominantly laid to lawn, complemented by sweeping herbaceous borders, established shrubs and specimen trees that provide year-round interest and structure.

At the rear, a timber pedestrian gate opens through the wall onto Cossins Lane. The property owns the initial section of Cossins Lane from the Orchard Lane junction, making this a private road, although a public footpath runs along it providing access to nearby car parks and the Waitrose store. Other neighbouring properties including Vine House also have a vehicular right of way over Cossins Lane.

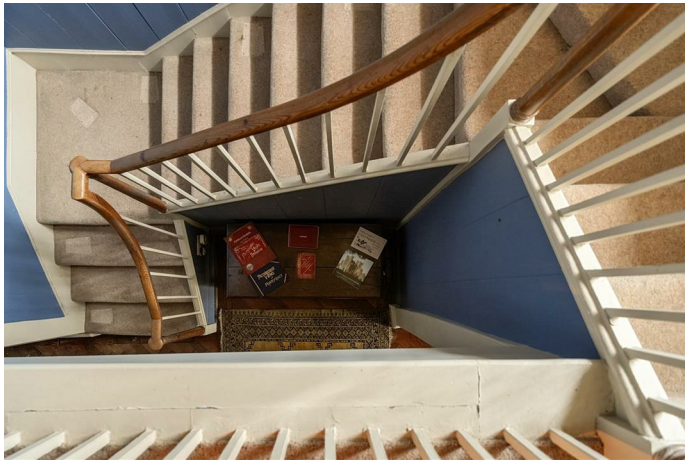
There is also an additional parking space opposite the garden gate and adjoining the garage belonging to Vine House. A copy of the title plan is available from the office should you wish to discuss the arrangements in further detail.

SITUATION

Crewkerne is a pretty and friendly market town. Its predominantly neo-Georgian and Victorian town centre streets offer a range of high street stores including a Waitrose supermarket and many independent retailers, a range of local pubs, cafés, large indoor swimming pool and gym complex. The town has several schools covering all age groups. Crewkerne is well served in terms of public services with its own small hospital, GP surgeries and dentists. Mainline railway station (London Waterloo – Exeter) whose nearest stops include the larger town of Yeovil, and historic Abbey town of Sherborne. To the west







the line heads down towards the Dorset coast. The Jurassic Coast World Heritage Site including the famous sea-side town of Lyme Regis, lies about 30 minutes' away.

DIRECTIONS
What3words//////laughs.mimes.goggles

SERVICES
Mains electricity, mains gas, water and drainage are connected.

Standard broadband is available. For those requiring quicker speeds, there are other alternatives available such as Starlink. There is mobile coverage at the property. Please refer to Ofcom's website for further information.

MATERIAL INFORMATION
Somerset Council Tax Band E

The property is Grade II listed and located within the town's designated conservation area.

Please ask the office re historic correspondence with Wessex Water.

Orchard Lane is a privately owned road over which this property has a right of access.

The neighbouring property Orchard Cottage, is restricted to having opaque windows on the side that adjoins the garden of this property.

The sale of the property is subject to a grant of probate which is currently awaited. Please ask the office for an update on this if you are working towards a particular timescale.

Orchard Lane, Crewkerne

Approximate Area = 2487 sq ft / 231 sq m
Limited Use Area(s) = 77 sq ft / 7.1 sq m
Total = 2564 sq ft / 237.1sq m
For identification only - Not to scale

Denotes restricted head height



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: 1387841





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