

Symonds
& Sampson



Glebe Place
Church Street, Merriott, Somerset

Glebe Place

Church Street
Merriott
Somerset TA16 5PS

Tucked away in a particularly attractive and exclusive setting close to the parish church, this detached Hamstone home combines traditional construction and layout with the benefit of a private, southerly facing rear garden.



- Traditional detached hamstone house
- Private, tucked-away location off pretty village street
- Convenient and accessible village with facilities
 - Lovely southerly-facing outlook to rear
 - Larger than average garage
 - Four bedrooms (master with en suite)
 - Gas central heating, and double glazing

Guide Price **£630,000**

Freehold

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THE PROPERTY

The property was traditionally built in 2001 by a well respected local builder, with hamstone elevations and is one of just two properties tucked away in a private location close to the parish church. The layout offers spacious yet cozy accommodation, with cottage style windows and multi-fuel stove and it is well presented throughout, with the principal rooms all enjoying the southerly aspect at the rear.

ACCOMMODATION

The original architect echoed the property's ecclesiastical roots by creating a substantial and attractive porch at the front of the house, since upgraded to include an attractive lockable wrought iron gate. It's a practical space with room for a bench or two, and for additional storage. The front door then opens into the main entrance hall. To one side is a good size downstairs cloakroom, and the stairs lead up to the first floor with an additional understairs storage cupboard. Off the hall is a separate formal dining room overlooking the rear garden, and this could make an ideal playroom / family room or study. The kitchen / breakfast room also looks over the rear garden, and is fitted with a range of units incorporating appliances including gas hob, double electric oven, space and plumbing for dishwasher and space for an upright fridge freezer. A separate utility opens to the rear garden via a stable door. A handy extra sink provides the perfect space for keen gardeners to prepare their produce. Fitted with extra storage cupboards the utility also includes space for your washing machine and tumble dryer, and the wall mounted gas boiler fitted in 2018.

On the first floor the spacious master bedroom has lovey views over the field behind, and far reaching views across the village and the countryside beyond. It is fitted with a range of shaker style fitted units including two double wardrobes and additional shelved linen cupboard. The good size en suite shower room incorporates a white suite including corner shower cubicle with mains shower, pedestal wash hand basin and close coupled WC. There is a white ladder style towel radiator and wall light with shaver socket / charging point. There are three other bedrooms, two further double rooms enjoying the views at the rear, one of which is currently used as a study and the other with triple fitted wardrobe. There is however a smaller fourth bedroom at the front which would be equally suited as a single room or study / hobby space. The family bathroom is spacious and fitted with a white suite including panelled bath with shower handset, separate quadrant shower cubicle with mains shower, close coupled WC and pedestal wash hand basin. The loft is accessible from the landing and the vendors inform us this is boarded, with three electric lights and a fitted loft ladder.





OUTSIDE

The gardens surround the property on all four sides and as they back onto a former orchard on the south side, they enjoy a high level of privacy. On the east side of the house the garden is bordered by the old wall of the neighbouring period coach house, giving an attractive backdrop and making the garden very sheltered. There is a useful timber storage shed and compost bins, as well as four rainwater butts. Additionally the current vendors use this as a potting area and for garden storage, as it is tucked away and has a paved area. A climber clad archway leads through to the rear garden.

A summerhouse is strategically placed to make the most of the afternoon and evening sun, and has potential for other uses. The garden is edged with mature shrubs and trees including plum and

cherry. There are well stocked flower beds and a central herbaceous border filled with colourful sun loving perennials. On the west side of the garden are further trees creating welcome shade in the hotter months, whilst sun lovers will enjoy the patio extending across the rear of the house. Leading around the west side of the garden, you'll find a 6' x 10' greenhouse and beyond this a designated kitchen garden. This has raised vegetable beds and plenty of fruit including James Grieve and Red Devil apple trees, currants, gooseberries and raspberry canes.

There are also external power points in various points within the garden.

To the rear of the garage there is currently a further useful timber shed with power connected, sat on a concrete base. This is particularly

useful for storage of tools due to its proximity to the kitchen garden. There is also space for storage of bins.

The garage is an excellent size, being larger than a single garage but not quite double in width. As with the rest of the property the garage is alarmed and has a Promatic electric door to the front, and power and light connected. There are some boards in the eaves providing extra storage. To the front of the garage the gravelled driveway, accessed from Church Street via a right of way, providing ample parking and turning space. There is also a very useful extra personal door to the garage to the right of the main door.

SITUATION

Merriott is a well-served village with an excellent range of local amenities, including a Co-op, petrol station with convenience store,



post office, pharmacy, pub, café and farm shop. The village also benefits from a church, village hall and social club, all of which provide a wide range of activities and events. The recreation ground is another excellent facility, with football pitches, children's play area, outdoor gym and two hard-surface tennis courts, while there is also a dedicated bowls club and squash club. The village has its own pre-school and primary school, making it a particularly convenient choice for families. The Feed Station Café is a popular local venue offering a relaxed place to meet, eat and socialise.

Merriott enjoys good road connections, with the A303 and A30 both within easy reach. Nearby Crewkerne provides a wider range of shopping and leisure facilities, together with a main line railway station offering regular services to London Waterloo and Exeter.

This part of South Somerset offers an appealing combination of accessibility and rural character, with good road and rail connections alongside easy access to the surrounding countryside. The dramatic Jurassic Coast is also within easy driving distance, making it possible to enjoy the beaches and coastline of West Dorset and East Devon without being too far from the amenities and transport links of the wider area.

DIRECTIONS

What3words:///records.reservoir.adopt

SERVICES

Mains electricity, gas, water and drainage connected. Private pump to mains drainage system.

Ultrafast broadband is available. There is mobile coverage in the area, please refer to Ofcom's website for further information.

MATERIAL INFORMATION

Somerset Council 0300 123 2224

Somerset Council Tax Band F

Photographs taken July 2023 - © Symonds and Sampson

Energy Efficiency Rating		
Energy Efficiency	Current	Target
100-125 (A)		
75-100 (B)		
50-75 (C)		
25-50 (D)		
10-25 (E)		
5-10 (F)		
1-5 (G)		
England & Wales	72	81

Church Street, Merriott

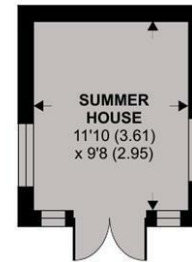
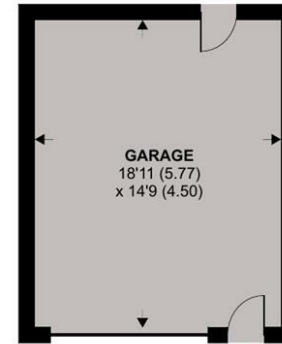
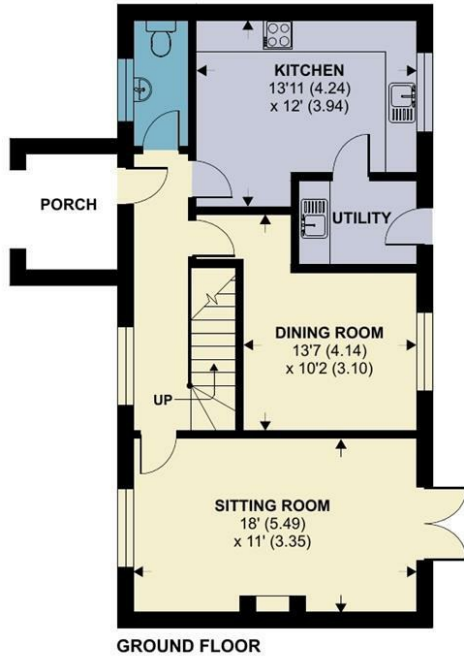
Approximate Area = 1400 sq ft / 130.1 sq m

Garage = 305 sq ft / 28.3 sq m

Summer House = 118 sq ft / 10.9 sq m

Total = 1823 sq ft / 169.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Symonds & Sampson. REF: 1015167



ILM/AJW/040926



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