

Symonds  
& Sampson



# Oak House

North Street, Haselbury Plucknett, Crewkerne, Somerset

# Oak House

North Street  
Haselbury Plucknett  
Crewkerne  
TA18 7RB



- Incredibly Spacious Property
  - Character Features
- Large Lawned Gardens - 0.46 Acres In Total
  - Extensive Parking
  - Flexible Accommodation
- Multiple Generational Living Possibilities
  - Outbuilding for Possible Conversion
  - Internal Viewing Advised

Guide Price **£795,000**

Freehold

Yeovil Sales  
01935 423526  
[yeovil@symondsandsampson.co.uk](mailto:yeovil@symondsandsampson.co.uk)



## THE DWELLING

An incredibly spacious Grade II listed property dating from the 16th century that has been extended over the years, offers an abundance of character features including exposed beams and flagstone timber floors, window seats and secondary glazing. This property offers not only a fantastic residential opportunity but also flexible accommodation for multigenerational and disabled living. There is the possibility of Bed and Breakfast or Airbnb potential, as it has been a hotel and shop in past times.

Due to the very unique layout of this house, we advise an internal viewng.

## ACCOMMODATION

A storm porch with a timber entrance door leads to the dining room with an aspect over the front of the property, with a boiler room off.

The hall has a staircase rising to the first floor, whilst there is also a cloakroom with a white suite and a large family room with a fantastic hamstone fireplace

There is an inner hallway with a second staircase to the first floor and a very good-sized sitting room with exposed timbers and a stunning hamstone fireplace.

Furthermore, there is a study with a shower room off and a games room, which could be used as annexe accommodation for an elderly relative or teenage son/daughter.

The kitchen/breakfast room is a really good size, being dual aspect and having a comprehensive range of units with marble effect worktops, an island unit with drawers and cupboards under, floor tiling, and a stable door to the rear, whilst there is also a useful utility room with an aspect to the side.

On the first floor is a landing one, with two bedrooms, one having an en suite bathroom and one having an en suite shower room.

On landing two, there are four further bedrooms, one having a lovely hamstone fireplace, and two bathrooms, both having a white suite.





## OUTSIDE

Twin timber gates lead to the extensive parking running down the side of the property for approximately 10 vehicles, whilst there is also an external car charger. There is a superb detached hamstone outbuilding giving the opportunity for a possible conversion to further living accommodation, subject to the necessary planning permission.

Directly at the back of the house, there are very good sized lawned gardens, a gravelled area, a large patio, a number of mature trees, with the gardens being enclosed by natural stone walling.

To the rear of the garden is a further area of grounds, including a sunken garden.

## SITUATION

Haselbury Plucknett is a lovely village with a strong community and many clubs and societies. It boasts a primary school, a church and a pub renowned for its good food. The neighbouring village of North Perrot has a leading independent prep school, a popular cricket club, a well-used village hall and a well-stocked farm and garden shop. Crewkerne is 3 miles away with many amenities, including a mainline railway station, a Waitrose store and a Leisure

Centre with a swimming pool. The majestic Jurassic coast is just half an hour's drive away to the south, whilst the A303, which links both East and West, is 10 minutes to the north.

The nearby towns of Yeovil and Bridport offer a wide range of excellent shopping, business and cultural facilities; there are many supermarkets, schools from primary through to secondary and sixth form colleges. A mainline railway station will be found at Yeovil Junction, and good road links to the A30, A303 and A37 are all close by. The M5 junction 25 is approximately 20 miles away, and the South Coast is approximately 25 miles away.



## DIRECTIONS

What 3 words: [///official.hazy.swan](http://official.hazy.swan)

## SERVICES

Mains water, electricity and drainage. Oil-fired central heating.

Broadband - Ultrafast broadband is available.

Mobile signal/coverage - There is mobile coverage in the area, please refer to Ofcom's website for more details.

## MATERIAL INFORMATION

Council Tax Band: G

Flood Risk: Very Low



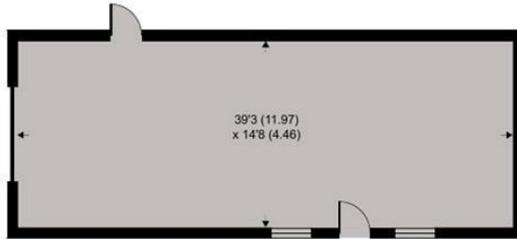
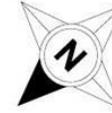
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Approximate Area = 4108 sq ft / 381.6 sq m

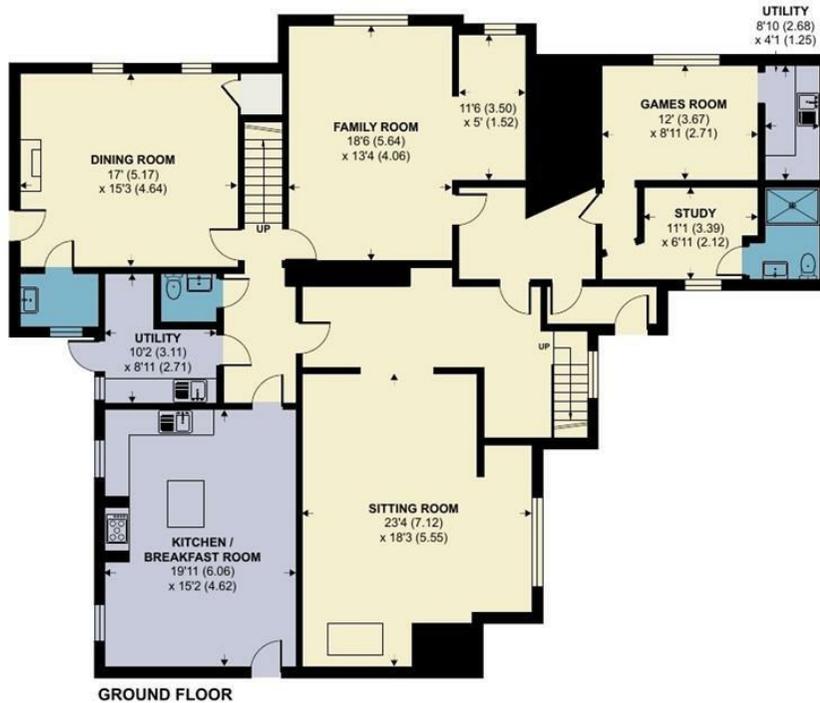
Outbuilding = 577 sq ft / 53.6 sq m

Total = 4685 sq ft / 435.2 sq m

For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Symonds & Sampson. REF: 1317620



Energy Efficiency Rating	
Current	Potential
72	48
Not energy efficient - Higher Energy Costs England & Wales EQ Approved 2020/11/15	

YEO/JS/22.08.2025



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