

Symonds
& Sampson



4 De Combe House

Mount Pleasant, Crewkerne, Somerset

4 De Combe House

Mount Pleasant
Crewkerne
Somerset TA18 7AH

With its elegant proportions including beautifully high ceilings and stunning views, this ground floor apartment offers spacious and practical living accommodation.



- Ground floor apartment in beautiful Grade II listed building
- Stunning views across the town towards the Somerset and Dorset countryside
 - Spacious rooms with elegant proportions
 - Large southerly facing stone mullion windows
 - Two spacious bedrooms and generous bathroom
- Kitchen / Breakfast Area and separate utility room
 - Impressive living / dining room
- Allocated parking and attractive communal grounds

Guide Price **£250,000**

Leasehold - Share of Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

A sizeable and impressive ground floor apartment in a magnificent and imposing Grade II listed building towards the edge of this pretty Georgian town. Offering the best of both worlds, you have open countryside within easy reach including the Bincombe Nature Reserve, whilst the town centre facilities including Waitrose and the Aquacentre Swimming Pool and Gym complex lie approximately half a mile away.

ACCOMMODATION

The apartment is accessed from an impressive communal entrance hall, just a short flight of stone steps up from the parking area at the front of the building. Inside, it offers convenient single-level living, beginning with a spacious entrance hall featuring tongue-and-groove panelling and wood-effect flooring that adds a touch of period character. An inner lobby provides a useful built-in cupboard and leads through to a generously sized bathroom, fitted with a modern white suite. This includes a P-shaped bath with a mains shower over, a vanity wash basin with storage, and a WC, all complemented by stylish neutral tiling.

The principal bedroom enjoys a stunning outlook through original stone mullion windows, offering panoramic views across the town and towards the rolling hills of Somerset and Dorset. A full wall of fitted wardrobes provides ample storage. The second bedroom, located next door, is also well-proportioned with impressive ceiling heights and attractive views to the front.

The main reception room is particularly spacious for an apartment, easily accommodating both lounge and dining areas with room for even the largest of dining suites, sofas and comfy chairs. A striking bay window enhances the sense of light and space, while a feature

fireplace creates a focal point (please note, the open fire is not currently in use).

Next to the kitchen is a practical separate utility room—formerly a downstairs WC—now equipped with plumbing, making it ideal for additional storage and laundry use. The kitchen itself is generously sized, with a partly vaulted ceiling that adds to the feeling of openness, and a mullion window bringing in natural light from the rear. It offers fitted units with space and plumbing for a dishwasher, washing machine, and under-counter fridge, along with an integrated electric hob and oven. The adjoining breakfast area can accommodate a small table, serve as a home office, or provide extra storage space, and also houses the wall-mounted gas boiler for central heating.

OUTSIDE

There are attractive communal gardens surrounding De Combe House which are maintained as part of the service charge, but the vendors inform us that keen gardeners are always welcome to tend areas closest to their apartment themselves if they so wish. There are two allocated parking spaces, one to the front and one in the rear parking area.

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/////strikers.pursue.waving

SERVICES

Mains electricity, water, drainage and gas are connected.

Superfast broadband is available. There is mobile coverage at the property. Please refer to Ofcom's website for further information.

MATERIAL INFORMATION

Somerset Council Tax Band C

The property is Grade 2 listed and is located within the town's designated conservation area.

Leasehold Information:

999 year lease from 2nd July 2007 therefore c.980 years remaining. No ground rent payable. Service charge payable to De Combe House Management Company. Service charge currently £1924.08 per annum. The vendors inform us there is also a sinking fund in place. The service charge covers a communal buildings insurance policy.

As is common, there may be a chancel repair liability for which an indemnity insurance is currently in place.

Within the communal grounds, some trees are subject to Tree Preservation Orders.



Energy Efficiency Rating		Current	Potential
The energy efficiency class (letter rating) shows how energy efficient a property is.			
Very energy efficient (class A)	A	83	83
Energy efficient (class B)	B	73	
Decent (class C)	C		
Needs improvement (class D)	D		
Needs improvement (class E)	E		
Needs improvement (class F)	F		
Needs improvement (class G)	G		
Minimum energy efficiency class			
England & Wales		EU Directive 2002/91/EC	



Mount Pleasant, Crewkerne

Approximate Area = 1163 sq ft / 108 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Symonds & Sampson. REF: 1447336



ILM/AJW/010526



01460 200790

ilminster@symondsandsampson.co.uk
Symonds & Sampson LLP
21, East Street,
Ilminster, Somerset TA19 0AN



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT