



4

New Buildings, Downclose Lane, North Perrott, Crewkerne, Somerset

4

New Buildings  
Downclose Lane  
North Perrott

Crewkerne, Somerset TA18 7SH

A charming mid-terrace cottage, offering two double bedrooms, enclosed garden with countryside views and no onward chain.



- Charming village property
  - Multi Fuel burner
- Stone mullioned windows
- Enclosed rear garden
  - Backing onto fields
- Large roof space with light



Guide Price £240,000

Freehold

Beaminster Sales  
01308 863100

[beaminster@symondsandsampson.co.uk](mailto:beaminster@symondsandsampson.co.uk)



## INTRODUCTION

An appealing village cottage, well positioned within the sought-after setting of North Perrott, offering a relaxed pace of living with a blend of character, comfort and attractive views across open countryside.

## THE PROPERTY

The property offers well-balanced accommodation, combining period charm with practical modern touches to create an easy and comfortable home. The sitting room provides a welcoming space to unwind, centred around a wood-burning stove that brings warmth and character.

To the rear, the kitchen/dining room forms a sociable hub for everyday living, fitted with a range of units and offering a bright outlook, creating a practical yet inviting space for day-to-day use. The adjoining garden room extends the living space further, providing a light-filled area with a pleasant outlook across the garden and neighbouring fields, well suited to quieter moments or informal entertaining.

Upstairs, two double bedrooms provide comfortable accommodation, served by a bathroom fitted with both bath and separate shower.

## OUTSIDE

The enclosed rear garden offers a particularly attractive and well-established setting, with a combination of lawn, mature planting and defined borders creating a sense of privacy and seasonal interest.

A decked seating area provides an ideal space for outdoor dining, leading to a timber summerhouse which offers a sheltered spot to sit and enjoy the surroundings. The garden backs onto open countryside, providing a pleasant outlook and enhancing the overall sense of space and tranquillity.

## SITUATION

North Perrott is a pretty village with many character houses and cottages and a number of modern properties. Village amenities include church, garden centre, The Manor Arms public house, bus service and private school. The nearest town of Crewkerne is situated approx. 3 miles distant with a larger range of facilities including banks, Post Office, schooling, supermarkets including Waitrose and a leisure complex. There is a main line station (Exeter - Waterloo) and the Jurassic coast is approx. 15 miles distant at West Bay.

## DIRECTIONS

What3words///gearing.palace.unpainted

## SERVICES

Mains electricity, water and drainage. Electric heating.

Broadband - Standard and ultrafast are generally available for connection in the area.  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone Coverage - There is mobile phone coverage in the area, please refer to Ofcom's website for more details. <https://www.ofcom.org.uk/mobile-coverage-checker>.

## LOCAL AUTHORITY

Somerset Council - Tel: 0300 123 2224

Tax Band - B

## MATERIAL INFORMATION

Flooding- the Gov. flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk~> gives the flood risk for the area, and not a specific property. The owners report there has been no issue with flooding during their or previous ownerships.

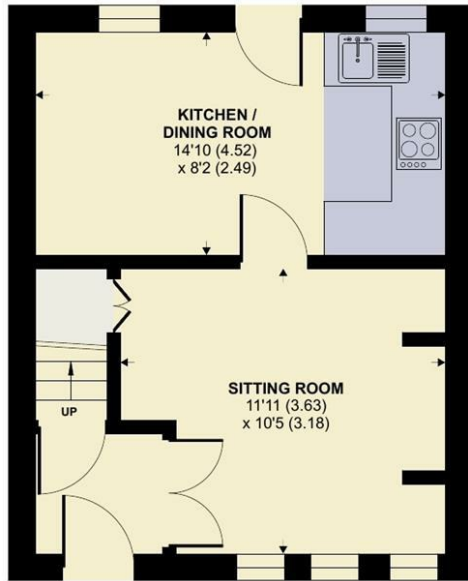
There is a right of way for access to other cottages in the rear garden.



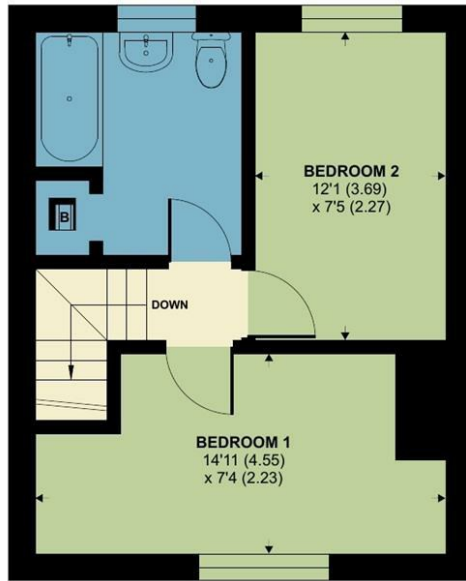
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 phs) A			83
(91-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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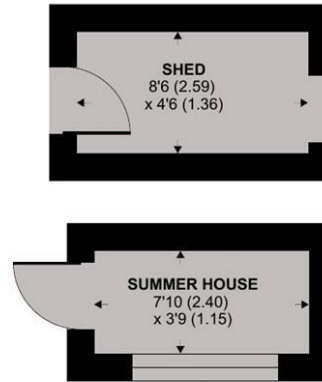
Approximate Area = 574 sq ft / 53.3 sq m  
 Outbuildings = 68 sq ft / 6.3 sq m  
 Total = 642 sq ft / 59.6 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1435588



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01308 863100

beaminsters@symondsandsampson.co.uk  
 Symonds & Sampson LLP  
 36, Hogshill Street,  
 Beaminster, Dorset DT8 3AA



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