



Symonds
& Sampson

Haselbury Plucknett
Crewkerne

Somerset

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TA18 7PE

A period 4 bedroom, 3 reception room, 2 bathroom detached house set in 0.89 acre adjoining open fields to the rear and benefiting from a fantastic kitchen/breakfast room and a detached stone barn with an office. Glorious country views.



 0.89 acre(s)

- Set in 0.89 Acre
- Fabulous Gardens
- Additional paddock
- Substantial detached stone barn & office
- 2 Reception Rooms with woodburning stoves
- Quiet Location

Guide Price £800,000

Freehold

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THE DWELLING

Mistletoe Cottage is a charming detached stone cottage peacefully located in a 0.89 acre plot on the village edge, with lovely views across the Somerset countryside.

ACCOMMODATION

At the centre of the cottage, there is a generous kitchen breakfast room, with attached laundry and cloakroom. There are two spacious reception rooms both with recently installed woodburning stoves, perfect for entertaining guests or simply relaxing with your family. A fabulous garden room provides views across the well-kept garden and paddock.

Upstairs there are three double bedrooms, one with an adjacent ensuite dressing area and shower room. In addition, there is a single bedroom/study and a well-appointed family bathroom. Many period features add character and charm to the property, creating a warm and inviting atmosphere

OUTSIDE

The front of the property has a paved area and a front entrance door into a small lobby.

To the side, there is a lawn and retaining stone wall and hedge. The LPG tank is submerged below ground.

The stone detached barn provides areas for garaging, workshop and storage together with an attached outside office with power, light and broadband connectivity.

The good-sized gardens are divided into a gravel area with herb and grass borders, a traditional lawned garden with perennials & trees and a vegetable plot & greenhouse. There is also a paved area ideal for alfresco dining. The paddock affords some beautiful rural views of the area and a pathway to the barn and integral office. The path continues around the barn to the driveway where there is parking for multiple vehicles.





THE PADDOCK

The adjacent paddock measures 0.61 acres and is accessed from the lane via the cottage garden through a 5-bar vehicle gate. It enjoys tranquil views across the neighbouring meadows.

SITUATION

The cottage nestles in a quiet backwater close to the Somerset/Dorset border and adjoins open fields. Haselbury Plucknett is a lovely village with a strong community and many clubs and societies. It boasts a primary school, church and pub renowned for its good food. The neighbouring

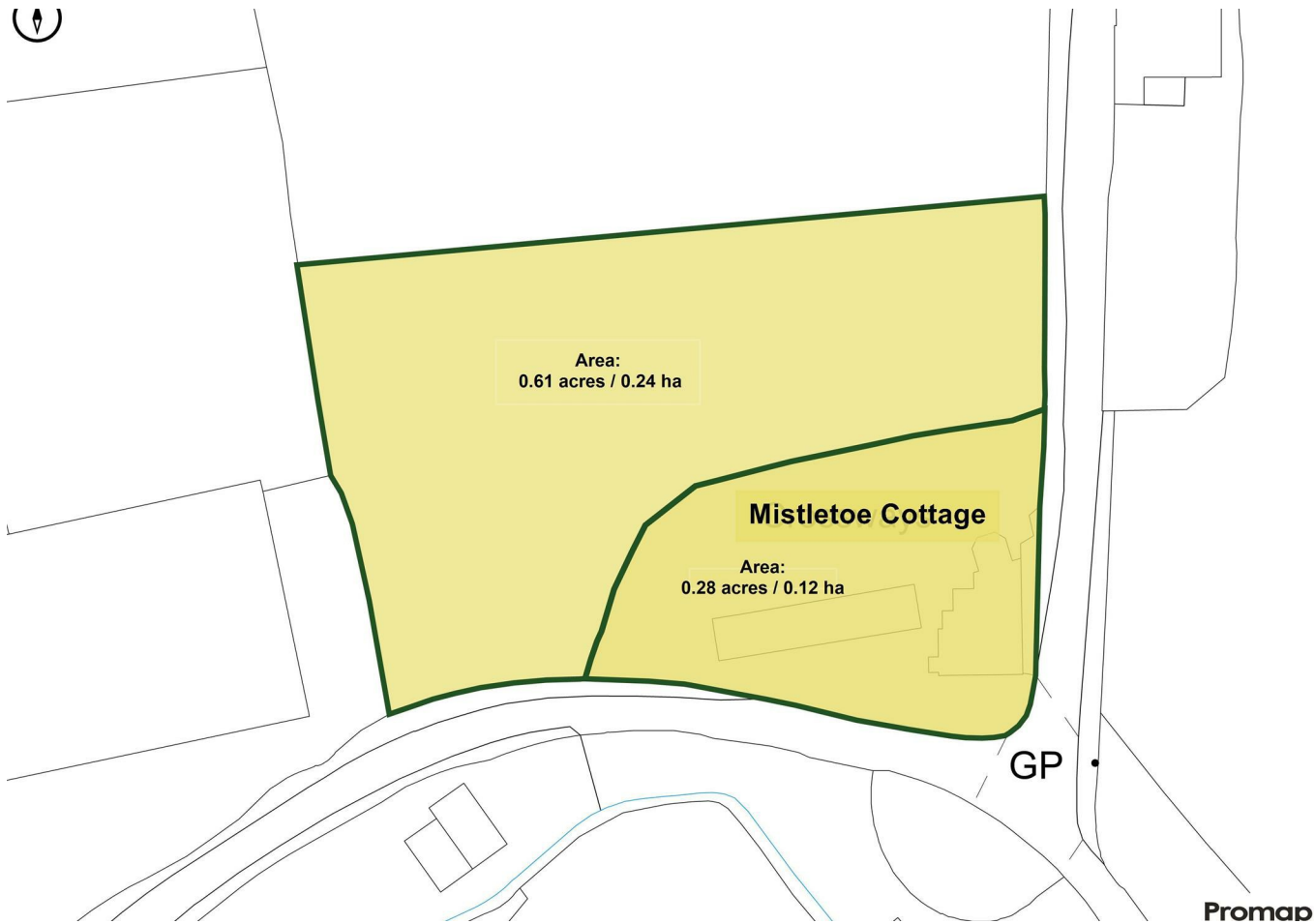
village has a leading independent prep school and a well-stocked farm and garden shop. Crewkerne is 3 miles away with many amenities including a mainline railway station, Waitrose store and a Leisure Centre with a swimming pool. The majestic Jurassic coast is just half an hour's drive away to the south, whilst the A303 which links both East and West is 10 minutes to the north.

DIRECTIONS

What 3 words: [///wreck.lyrics.thanks](http://wreck.lyrics.thanks)

SERVICES

Mains water and electricity. Septic tank drainage. LPG Gas fired central heating via radiators.



Claycastle, Haselbury Plucknett, Crewkerne

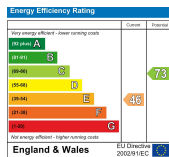
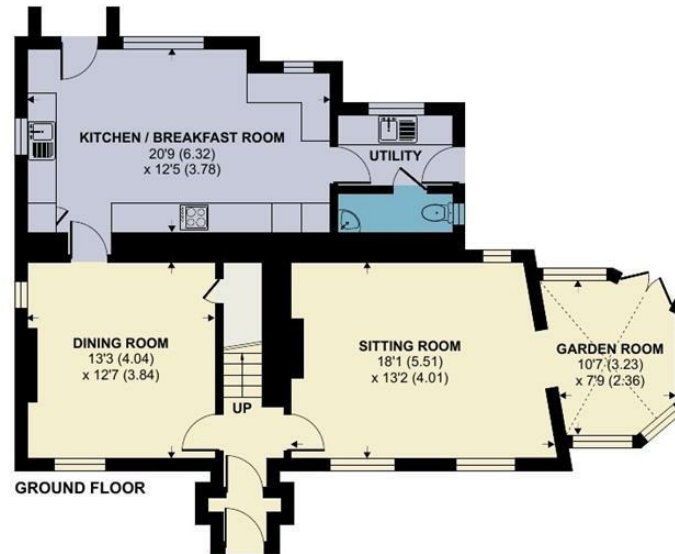
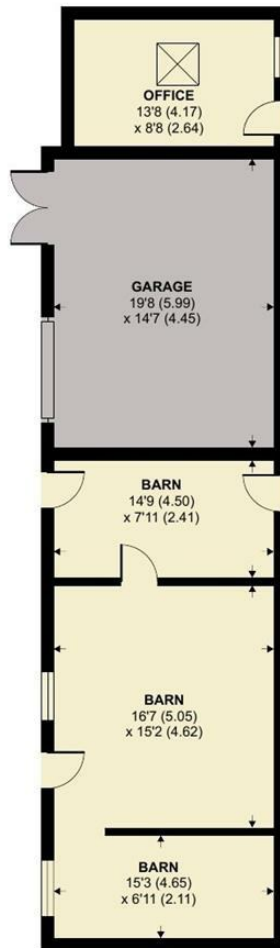
Approximate Area = 1789 sq ft / 166.2 sq m

Outbuildings = 606 sq ft / 56.3 sq m

Garages = 295 sq ft / 27.4 sq m

Total = 2690 sq ft / 249.9 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). © nichecom 2024. Produced for Symonds & Sampson. REF: 1159825



YEO/SH/12.02.2025



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