



FOR SALE

North Street, Crewkerne, TA18 7RQ

Offers in Excess of £300,000



ORCHARDS
ESTATES

Orchards Estates is delighted to present this immaculate two-bedroom character property, ideally situated in the popular village of Haselbury Plucknett. Beautifully maintained throughout, this charming home offers generous living space, blending character features with comfortable modern living. Located in a highly sought-after setting, the property provides a delightful opportunity for those seeking a stylish home in a welcoming village community. Early viewing is strongly recommended to fully appreciate the charm of this exceptional home.

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LOCATION

The property is situated in the attractive village of Haselbury Plucknett. The village is home to a number of local amenities including a popular primary school, a 13th century church, 16th century Haselbury Mill and a public house/restaurant. The vibrant small market town of Crewkerne is nearby and offers most local amenities, including a Waitrose supermarket and a direct rail link to London Waterloo. The A303 trunk road linking London to the South West is within easy reach and the M5 (J25) can be joined at Taunton. Yeovil is the commercial centre for the area with excellent shopping and leisure facilities. The World Heritage Jurassic coastline at Charmouth and Lyme Regis are to the south.

Approach

Accessed from North Street via a side stable-style entrance door, a pathway leads to the property's front entrance, creating a welcoming approach.

Ground Floor

Upon entering the property, you are welcomed into a light and airy entrance hall with attractive wood effect flooring, setting the tone for the character and quality found throughout the home. To the right, the dining room is a charming space featuring an exposed stone feature wall, a large rear-aspect window that fills the room with natural light, and wood effect flooring that flows seamlessly from the hallway. Leading through from the dining room is the inviting lounge, positioned at the front of the property. Rich in character, this delightful room boasts exposed stone walls, beautiful wooden ceiling beams, and a striking feature fireplace with a log-burning stove, creating a warm and cosy focal point. A charming window seat provides the perfect spot to relax, while two front-aspect windows allow plenty of natural light to fill the space. The solid wood flooring further enhances the room's warmth and character, perfectly complementing the property's wealth of period

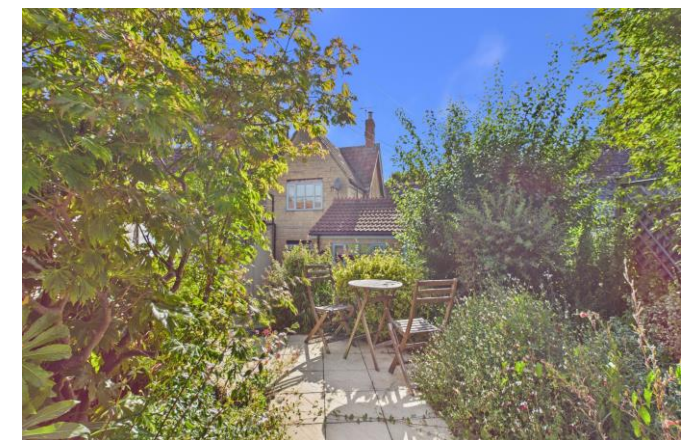
features. To the left of the entrance hall is a convenient ground-floor cloakroom, complete with a WC and wash hand basin. At the rear of the property lies the impressive kitchen, a spacious and beautifully presented room. A feature fireplace adds warmth and character, while a central island with breakfast bar incorporates a double Belfast sink, creating both a practical workspace and a sociable area for family and guests. The kitchen is fitted with a range of quality base units, offering excellent storage, and features a gas cooker, perfectly complementing the traditional style of this characterful space. Two windows together with French doors allow an abundance of natural light to flood the room, while providing direct access to the garden. Stairs rise from the lounge to the first-floor landing, where the property's well-appointed bedrooms and bathroom can be found.

First Floor

The first-floor accommodation is approached from the landing, where a characterful exposed stone wall and fitted carpeting create a warm and inviting introduction to the bedrooms and bathroom beyond. The principal bedroom is a generous king size room situated at the front of the property, featuring exposed wooden ceiling beams, two front-aspect windows that provide an abundance of natural light, and fitted carpeting, creating a bright and relaxing retreat. The second bedroom is also a well-proportioned double, enjoying a charming, exposed stone feature wall, fitted carpeting, and a rear-aspect window overlooking the garden. Completing the first floor is the family bathroom, fitted with a paneled bath with shower over, WC, wash hand basin, heated towel rail and extractor fan. The room is finished with part-tiled walls and attractive laminate wood effect flooring, providing a practical yet stylish space.

Outside

The enclosed, private rear garden provides a wonderful outdoor retreat, offering a peaceful and secluded setting



to enjoy throughout the seasons. A paved patio immediately adjoining the property provides the perfect space for al fresco dining, entertaining family and friends, or simply relaxing at the end of the day. Steps lead to a further raised seating area, creating an additional spot to enjoy the garden's tranquil surroundings. The garden is beautifully established with a variety of mature trees, shrubs and flowering plants, adding colour, texture and privacy, while a garden shed provides useful outdoor storage.

Material Information

- Freehold Built
- c.1552 - Extension Added 2000
- Council Tax Band - C
- EPC - D
- Mains Drainage, Water and Electric
- Gas Central Heating
- Double glazed windows & doors
- Combi Boiler - Located in the kitchen
- Loft - With loft ladder, boarded, with lighting
- Flood Zone 1 - Low Flood Risk (Gov.uk)
- Broadband - Ultra Fast 1000Mbps available

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	76 C
39-54	E		
21-38	F		
1-20	G		



Floor 1



Floor 2



Approximate total area[®]
90.5 m²
974 ft²

Reduced headroom
1.2 m²
13 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.