STAGS

14, Shiremoor Hill

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, Merriott, Somerset TA16 5PH

Crewkerne 2 miles. Mainline Station 3.7 miles. Ham Hill Country Park 4.5 miles. Jurassic coast 16.7 miles.

An attractive extended double fronted Hamstone End of Terrace Cottage in a popular village location with 2 generous reception rooms, Kitchen/Breakfast Room with Aga, 3 Bedrooms and a generous enclosed rear garden backing onto fields. EPC Band D.

- Kitchen/Breakfast Room with flagstone floor & Aga
- Utility Room & Cloakroom with WC
- Side Access to a large enclosed rear garden backing onto fields
- Freehold
- Generous Dining Room, Sitting Room with wood burner
- 2 Double & 1 Single Bedrooms & Family Bathroom
- Access to footpaths for dog walkers & countryside lovers
- Council Tax Band B

Guide Price £325,000

SITUATION

14 Shiremoor Hill is situated on the edge of the village, within easy walking distance of the thriving village of Merriott and its excellent range of local amenities. The property also benefits from easy access to a myriad of local footpaths, offering beautiful countryside walks right on the doorstep. The closest footpath is conveniently located directly opposite the property. There are excellent local facilities including a pub, café, chemist, church, village hall, primary and pre-school and squash club. The market town of Crewkerne is within 2 miles where a wider range of day to day amenities can be found, including a Waitrose supermarket and sports centre with indoor swimming pool. There is also a mainline rail link to Exeter and London Waterloo located on the edge of the town. The Dorset border and the UNESCO World Heritage Jurassic coast are within easy reach.

DIRECTIONS

What3words//////stages.gloom.youthful

From Yeovil take the A30 passing through East Chinnock towards Crewkerne taking the Road to Merriott after about 5 miles. Continue to the crossroads and proceed straight on and bear right at the mini roundabout, taking the right hand turn after Budgens store. Continue up Shiremoor Hill where the property can be found on the right hand side identified by our For Sale Board.

DESCRIPTION

The property is elevated from the road and is constructed of attractive local Hamstone. The original cottage is beneath a tiled roof, with the side and rear extensions having slate roofs, creating a sympathetic blend of traditional and more recent additions.

Internally, the property provides well-proportioned and versatile accommodation, with generous reception space including a good-sized dining room and a welcoming sitting room with woodburning stove. The spacious kitchen/breakfast room is well suited to both everyday living and entertaining and features an Aga. A separate utility room and downstairs cloakroom provide further practical accommodation.
The first floor provides three bedrooms and a particularly spacious, light and airy family bathroom.
The house retains a wealth of charm and character throughout, with features including stripped pine doors, exposed beams, deep window cills and flagstone flooring. Most of the windows are fitted with attractive plantation shutters, complementing the character of the property.
Outside, the property enjoys a large, private and fully enclosed rear garden, which backs onto open fields and provides an attractive rural outlook. The property also benefits from private side access leading to the rear garden, a particularly useful and desirable feature.

ACCOMMODATION

Steps up from the paved and cobbled pavement lead to the original front door which opens into a lobby with flagstone flooring and a matwell. Doors lead off to the Kitchen and Sitting Room. Flagstone flooring continues into the spacious kitchen/breakfast room which is fitted with Shaker style wall and floor units, some of which are glazed, there is a ceramic sink and drainer with wooden worksurfaces and a 2 oven Aga is a lovely focal point in this room. There are tiled splashbacks and plumbing and space for a dishwasher and space for a large fridge/freezer and there is room for a kitchen table and chairs. There is a useful understairs cupboard. Step up with a beam over into the dining room which is spacious and dual aspect room with wood flooring and french doors leading out into the garden. A door leads into a rear hallway with access to the utility room which houses the Ariston gas fired boiler, there is a sink unit with a wooden worksurface, plumbing and space for a washing machine and tumble dryer. There is a cloakroom with WC and wash hand basin. Step drops down to a small lobby with the stairs rising to the first floor and a stable door leading to outside. There is a further door to the sitting room. The sitting is a lovely cosy room with a feature fireplace with inset woodburning stove, stone hearth and brick back with a heavy beam over.
Stairs rising to a small landing with a window looking down the garden, there is access to the loft space.
All three bedrooms have exposed A frames and the front bedrooms are both doubles with deep window cills. Bedroom 3 at the rear is a single room with views over the garden. The bathroom is a generous room, dual aspect with a tiled floor and the suite comprises a bath with a shower over, tiled splash backs, WC, wash hand basin and towel rail.

OUTSIDE

To the front central steps leads up from the paved and cobbled pavement to the front door with railings on either side. A low wall to either side of the steps contains mature shrubs and there is side access via a gravel pathway through a wooden gate to the rear of the property. There is room for bins and recycling. The pathway wraps around to the rear of the property forming a private rear courtyard with space for flowerpots, there is a bay tree, flower and shrub borders and steps lead up and through a wooden gate to the large main rear garden which is fully enclosed with low stone walls, fencing and natural hedging, large areas of lawn, a rockery, gravelled patio and garden sheds. There is a large Holly tree, the oil tank and at the bottom of the garden is a field owned by a neighbour which is used as a large kitchen garden which he sells in the village.

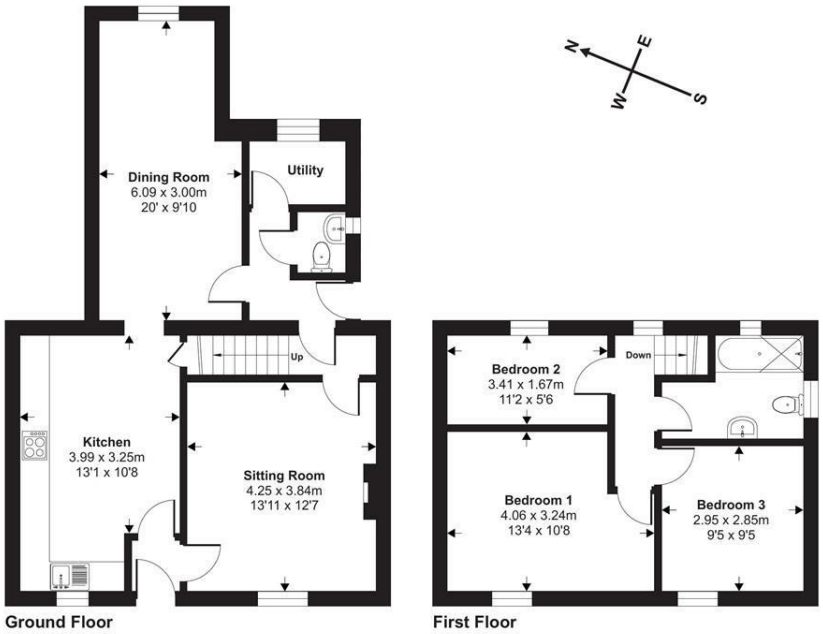
VIEWINGS

Strictly by appointment through the vendors selling agent. Stags, Yeovil office telephone 01935 475000

SERVICES

All mains services are connected.
Gas fired central heating with boiler serviced annually.
Flood risk status : Very low risk (environment agency)
Broadband : Standard, Superfast and Ultrafast (ofcom)
Mobile Coverage : EE. Three, O2 and Vodafone (Ofcom - good outdoors)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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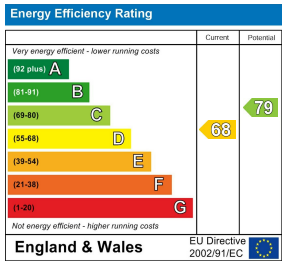

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