

STAGS

Court Close







Court Close, Church Lane

Misterton, Crewkerne, TA18 8LT

Crewkerne 1.5 miles. Bridport 12 miles. West Bay/Jurassic Coast 13 miles.

A fine and substantial period house with former stable wing and large gardens, in a private and peaceful setting close to open countryside.

- Historic Grade II listed house
- Extensive and versatile accommodation
- Within 10mins walking distance to Crewkerne train station - with mainlines to London/Exeter
- Large well stocked secluded gardens
- Delightful, peaceful setting
- Very generous 4608sqft
- Scope for updating and further adaptation
- 4-6 Bedrooms, 2 bathrooms
- Extensive garaging/workshops
- Freehold. Council Tax Band F

Guide Price £675,000

Stags Bridport

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STAGS

@StagsProperty

THE PROPERTY

Court Close is a fine and substantial historic house, occupying a delightful, peaceful setting in the village of Misterton and close to open countryside. The property is very historic, dating back to circa 1366 and was originally part of Misterton Court/Misterton Manor, being converted some 60-70 years ago into four highly individual homes. It is listed grade 2, of architectural or historic importance.

The property comprises the main house together with the former stables and has been under the same family ownership for some 42 years. It would now benefit from general updating, and the extensive former stables offer great potential for a whole range of uses or conversion for additional accommodation/annexe, subject to the usual consents.

There are a host of character features, typical of its period, including leaded light stone mullion windows, gothic window, stained glass, window shutters, exposed stone, flagstone flooring, exposed beams, window seats, stripped pine doors and a fine inglenook stone fireplace. The former stables are equipped with 6 characterful six foot tall arched wooden leaded windows which have all been recently renovated.

The accommodation is both extensive and versatile to suit a whole range of requirements, extending to:

- Main house ground floor - Reception hall, kitchen/breakfast room, living room, dining room, cloakroom and toilet
- Main house first floor - Landing, three bedrooms (two with walk-in wardrobes), bathroom/toilet, shower-room/toilet, airing cupboard
- Former stable wing ground floor – Single garage, workshop 1/utility room, workshop 2, double garage, store/workshop 3
- Former stable wing first floor – Study, inner landing, two further bedrooms, walk-through storeroom/occasional bedroom 6, large loft.

OUTSIDE

Court Close is set well back from the lane and enjoys a lovely courtyard setting to the front (the courtyard is under the ownership of the adjoining property, Old Court. We are advised that the path that runs along the stables and the front of the house belongs to Court Close). There is a long sweeping driveway which extends to the rear of Court Close onto a good sized cobbled parking area and access to the former stables, offering a great range of useful spaces – double and single garages, former tack room, former loose box and store with stairs to attic rooms.

Front garden area down to lawn together with a number of shrubs, pear trees and a greenhouse.

The large rear garden is particularly secluded and well established, with mature oak and fruit trees, areas of lawn and a former vegetable garden.













SITUATION

Court Close occupies a lovely private and special setting off a no-through lane on the edge of Misterton village. Misterton offers a range of local amenities including a church, a recreation park, a tennis club and two public houses. Access to beautiful open countryside is virtually on the doorstep.

The town of Crewkerne is very nearby, offering excellent shopping, business and leisure facilities including a Waitrose supermarket, a petrol station and a mainline railway station within short walking distance, with regular services to London Waterloo and the West Country. Crewkerne also provides the option of 3 Primary and 1 Secondary schools.

The stunning World Heritage Site Jurassic Coast is within only 30 minutes' drive and the larger regional towns of Yeovil, Taunton and Dorchester are all within easy reach.

SERVICES

All mains services. Gas-fired central heating.
Broadband - Standard up to 8Mbps and Superfast up to 80Mbps.
Mobile phone service providers available is Three for voice and data services inside and outside and EE, Vodafone and O2 for voice and data services outside.
(Broadband and mobile phone information taken from Ofcom website. Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

VIEWINGS

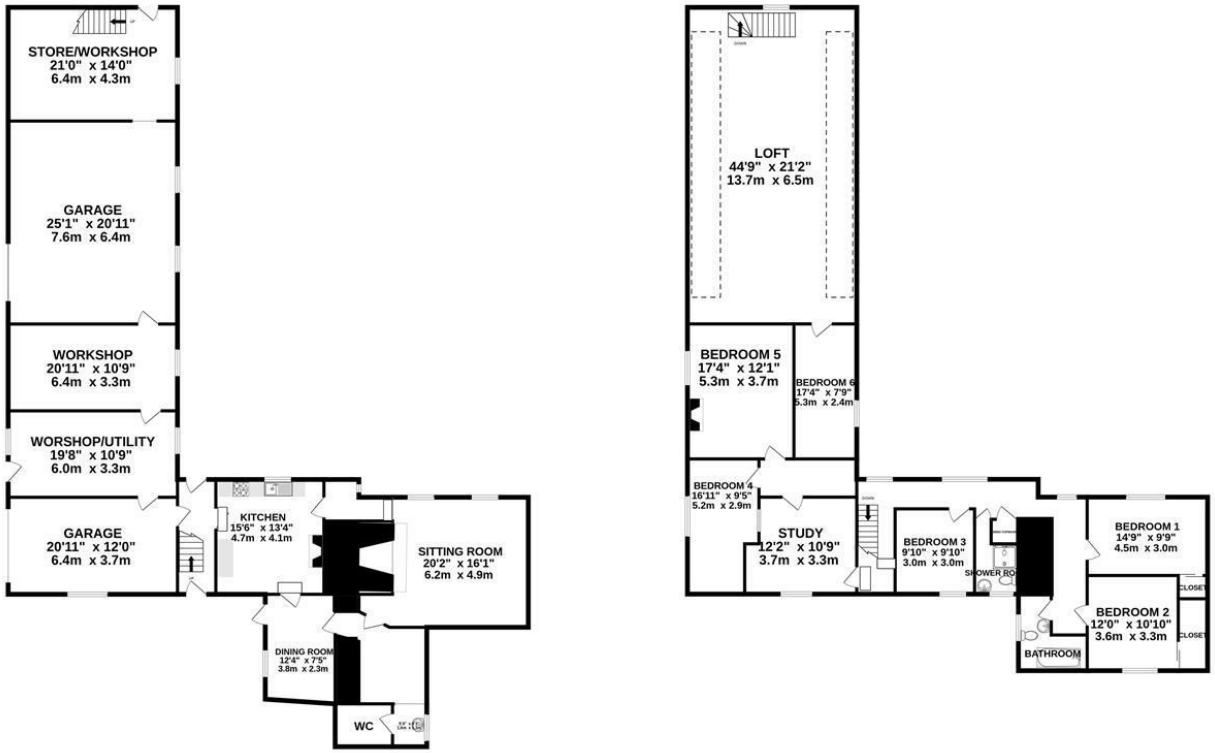
Strictly by appointment with Stags Bridport.

DIRECTIONS

From Bridport follow A3066 towards Crewkerne. Continue through Mosterton and after a few miles, at the next crossroads, turn left into Misterton. Drive through the village and take the 1st main left into Church Lane. Proceed down the lane and access to Court Close is just after the right bend and just before the church.
What3Words: ///tribal.nervy.gloom

GROUND FLOOR
2345 sq.ft. (217.8 sq.m.) approx.

1ST FLOOR
2263 sq.ft. (210.3 sq.m.) approx.



COURT CLOSE, CHURCH LANE, MISTERTON TA18 8LT

TOTAL FLOOR AREA : 4608 sq.ft. (428.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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