

An aerial photograph of a rural property. A yellow line traces the boundary of a large green field. To the left, a row of white and yellow houses with grey roofs sits on a slight rise. To the right, a long, single-story brick building with a grey roof is situated. A wooden fence runs along the bottom and right sides of the field. A utility pole stands in the center of the field. The background shows more trees and a stone building on a hill.

Symonds
& Sampson

The Old Twine Walk

Tail Mill Lane, Merriott, Somerset

The Old Twine Walk

Tail Mill Lane
Merriott
Somerset
TA16 5PF



- Substantial barn conversion
 - Set in 0.57 acre
 - Gardens and paddocks
- Quiet edge of village location
- Flexible accommodation



Offers In Excess Of **£500,000**
Freehold

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THE PROPERTY

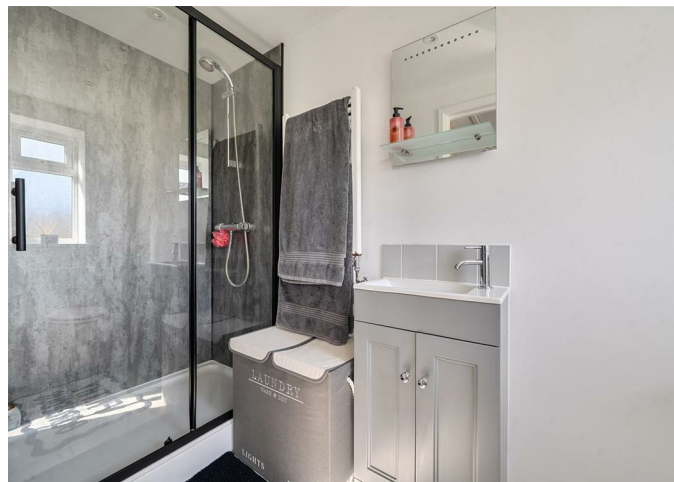
Nestled on the outskirts of the charming village of Merriott, this home presents a delightful opportunity to acquire a very flexible barn conversion that beautifully marries rustic charm with modern living.

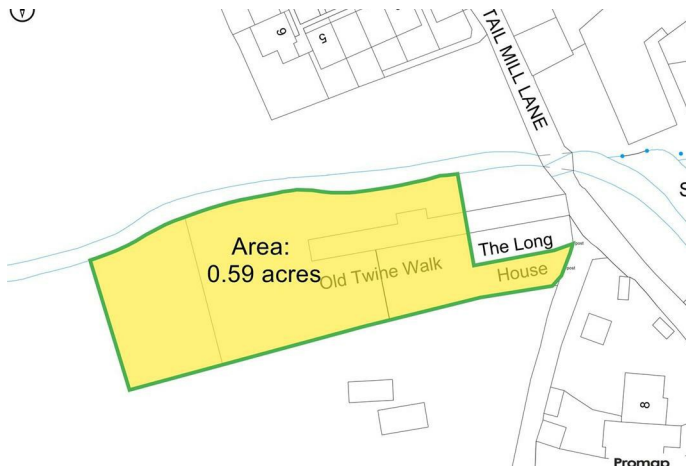
With 3/4 bedrooms, en suite shower room and dressing room/study and family bathroom, morning routines will be a breeze, ensuring convenience for all. The thoughtful design of this barn conversion highlights its unique character, featuring exposed timbers and an abundance of natural light that creates a warm and inviting atmosphere throughout.

For those with vehicles, the property offers generous parking for up to six vehicles, a rare find that adds to the appeal of this home. One of this property's most salient points is the two paddock areas, ideal for keeping livestock or enjoying "The Good Life"! Whether you are looking for a peaceful retreat or a family residence, this property on Tail Mill Lane is sure to impress. With its idyllic setting and spacious layout, it is an opportunity not to be missed.

ACCOMMODATION

The accommodation comprises a generous kitchen/dining room with vaulted ceiling, sitting room with woodburner and vaulted ceiling, conservatory/garden room, bedroom one with large dressing room/study and en suite shower room, bedroom two, three, family bathroom and bedroom four/family sitting room.





SITUATION

This lovely barn conversion nestles in a quiet position adjoining its own gardens and paddock and a stream to the northern boundary.

Merriott village has an excellent range of local services including a garage, a petrol station, two general stores, a post office, pub, a pharmacy (which will collect prescriptions and deliver medicines), and a pottery. There is a church, a chapel, and a village hall, tithe barn and social club which are all host to a wide range of activities. There is also a recreation ground with junior and senior play areas, cricket and football pitches, tennis courts and a bowling green, separate squash club and court. The village also has its own

pre-school and Primary school.

Merriott has excellent road links to both the A303 and A30, both of which lie within a short drive. Crewkerne is a traditional market town with a range of shops including a Waitrose Supermarket who deliver locally, a superb indoor pool / gym complex and a main line railway station for the London Waterloo to Exeter line.

OUTSIDE

The property is accessed via a wooden gate to the parking area (suitable for several vehicles), with a garden gate leading into the main garden. This is laid to lawn with a variety of planted shrubs,

bushes, flowers etc, paved patio/paths and access around to the rear of the property where there is a wild garden adjoining the stream.

The garden area adjoins two further small paddock areas, one being enclosed with access via a five bar gate.

SERVICES

Mains, gas, drainage, water and electricity.
Gas central heating via radiators.

Broadband - Superfast broadband is available.



Mobile signal/coverage - There is mobile coverage in the area. Please refer to Ofcom's website for more details.

MATERIAL INFORMATION

Flood Risk: Very Low

Council Tax Band: C

The property is in a conservation area.

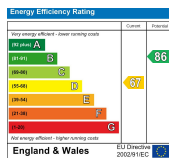
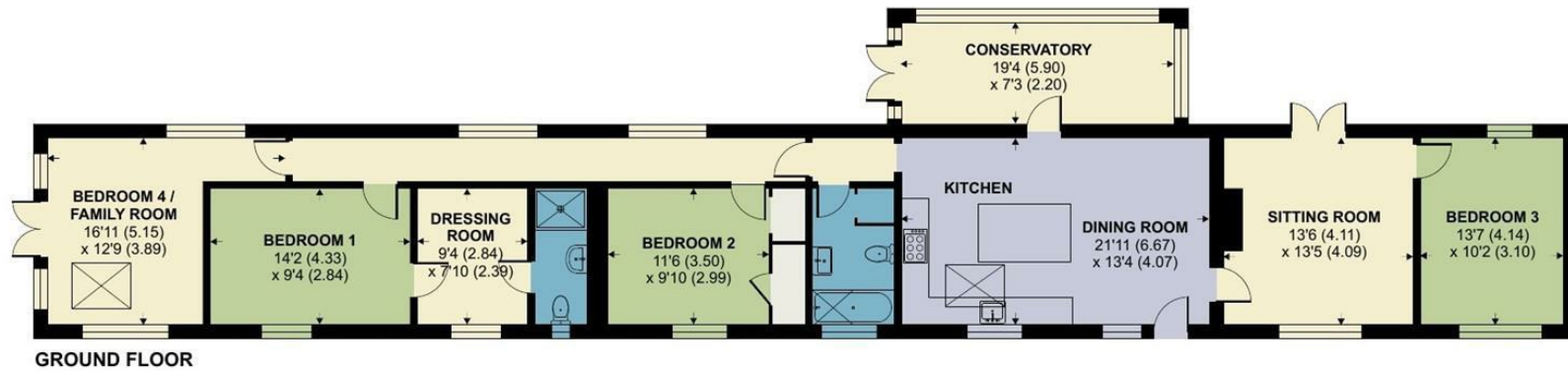
DIRECTIONS

What3words:
///drag.interrupt.apple

Tail Mill Lane, Merriott

Approximate Area = 1585 sq ft / 147.2 sq m

For identification only - Not to scale



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: 1429808



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