



6, Church Street



6, Church Street

, Merriott, Somerset TA16 5PR

Crewkerne 2 miles. Mainline Station 3.7 miles. Ham Hill Country Park 4.5 miles. Jurassic coast 17.1 miles.

A thoughtfully re-modelled and updated detached family home offering versatile open-plan accommodation, ideal for modern living. The property features a stylish re-fitted kitchen, three well-proportioned bedrooms, and a contemporary family bathroom. Further benefits include a garage that has been adapted to provide useful office space, a separate garden studio/hobbies room, an enclosed private rear garden, and off-road parking. EPC Band D

- Stylish modern contemporary living accommodation with open plan ground floor living space and woodburning stove
- 3 bedrooms (2 doubles and 1 single) & family bathroom
- Private fully enclosed rear garden with wonderful stone terrace & pergola with vine
- Sought after village location
- Council Tax Band D
- Re-fitted kitchen with integrated appliances, Cloakroom
- Garden Studio/hobbies room, Garage/office & Garden shed
- Off road parking for 2 cars
- Freehold

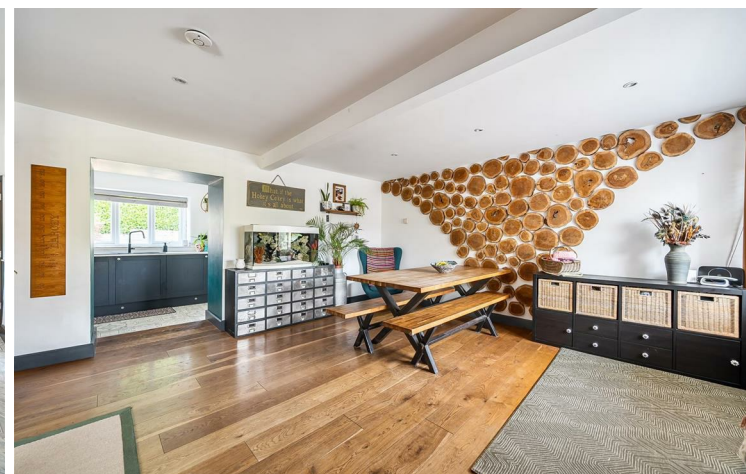
Offers In Excess Of £375,000

SITUATION

6 Church Street is located within the thriving village of Merriott within walking distance of all village amenities with easy access to a myriad of local footpaths to enjoy countryside walks on your doorstep. 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.

DESCRIPTION

6 Church Street is a Detached individual property with reconstituted stone and rendered elevations under a tiled roof with an attractive timber clad porch. The property has been extended to the side and rear and provides contemporary open plan accommodation on the ground floor, there is a fantastic light and airy space for family entertaining and a woodburning stove and a modern re-fitted kitchen with cloakroom off. To the first floor there are 2 generous double bedrooms, 1 single bedroom and a family bathroom. The property is fully double glazed with gas fired central heating and most of the internal doors have changed to light oak. Outside the additional of a timber garden studio/hobbies room is a real benefit with its own private courtyard and entrance from the front of the property; ideal for working from home. The private rear garden has been beautifully designed with large stone terrace with pergola over and makes a wonderful summer outside entertaining space for the family. There is a garage (currently used as an office) and off road parking for 2 cars with further non restrictive parking on the road outside.



ACCOMMODATION

Steps lead up from the driveway to the front door opening into a large useful porch with plenty of room for coats and shoes. A further door opens into the living space divided into a living area at one end and dining room to the other. There is a fireplace with inset woodburning stove, slate hearth, wooden beam over and an alcove to one side. Understairs cupboard, stairs rising to the first floor and archway through to the kitchen which has been refitted with modern shaker style wall and floor units, kitchen sink, work surfaces and integrated appliances including a Neff oven and hob, extractor over, fridge freezer, wine cooler, dishwasher, washing machine and microwave. An alcove with cupboards below and shelving over, door to outside and door to cloakroom with WC and vanity wash hand basin, cupboard housing the gas fired boiler, panelled walls, and tiled floor. Stairs from the main reception room with a window to outside rise to the first floor landing. Bedroom 1 is a lovely double room with extensive storage including a double wardrobe and further cupboard with hanging space and has access to the insulated loft via a pull-down ladder. Bedroom 2 is another spacious double room and bedroom 3 a generous single bedroom. The bathroom is modern with a bath with shower over, shower screen, wash hand basin and WC.

OUTSIDE

To the front of the property is a low stone wall with fencing above, sleepers with lavender borders and off-road parking for at least 2 cars. There is a gate leading to the front courtyard and Garden Studio. The garage has an electric roller door to the front and personal door to the rear. It is currently being used as an office with power and light. To the rear is a fully enclosed and very private garden with access to the front from both sides of the property, Cotswold stone pathways run along the back of the house and step up to the lawn with sleepers running along the rear boundary with laurel hedging above. A large paved terraced with wooden pergola over woven with an established grape vine provides a fabulous summer entertaining space for bbqs complete with pizza oven. There is a wooden archway, and the garden has a tropical feel with exotic plants including a Banana plant and Tetrapanax known as the 'T-Rex' plant, grape vines, Acer tree, bamboo, honeysuckle and ornamental grasses. Garden shed and access via a wrought iron gate at the side leading to the timber Garden Studio a wonderful addition to the property complete with power, light, heating and wifi is perfect for working from home with its own private courtyard enclosed with a hamstone wall, fencing and a grape vine winding along the roof line to the front and separate access. Inside there are 3 vertical windows and french doors to the front.

SERVICES

Broadband :Standard, Superfast and Ultrafast (Ofcom)
Mobile Coverage : EE, Three, O2 and Vodafone (some services may be limited - Ofcom)
Flood Risk Status : Very low risk (Environment agency)

VIEWINGS

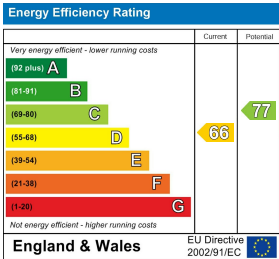
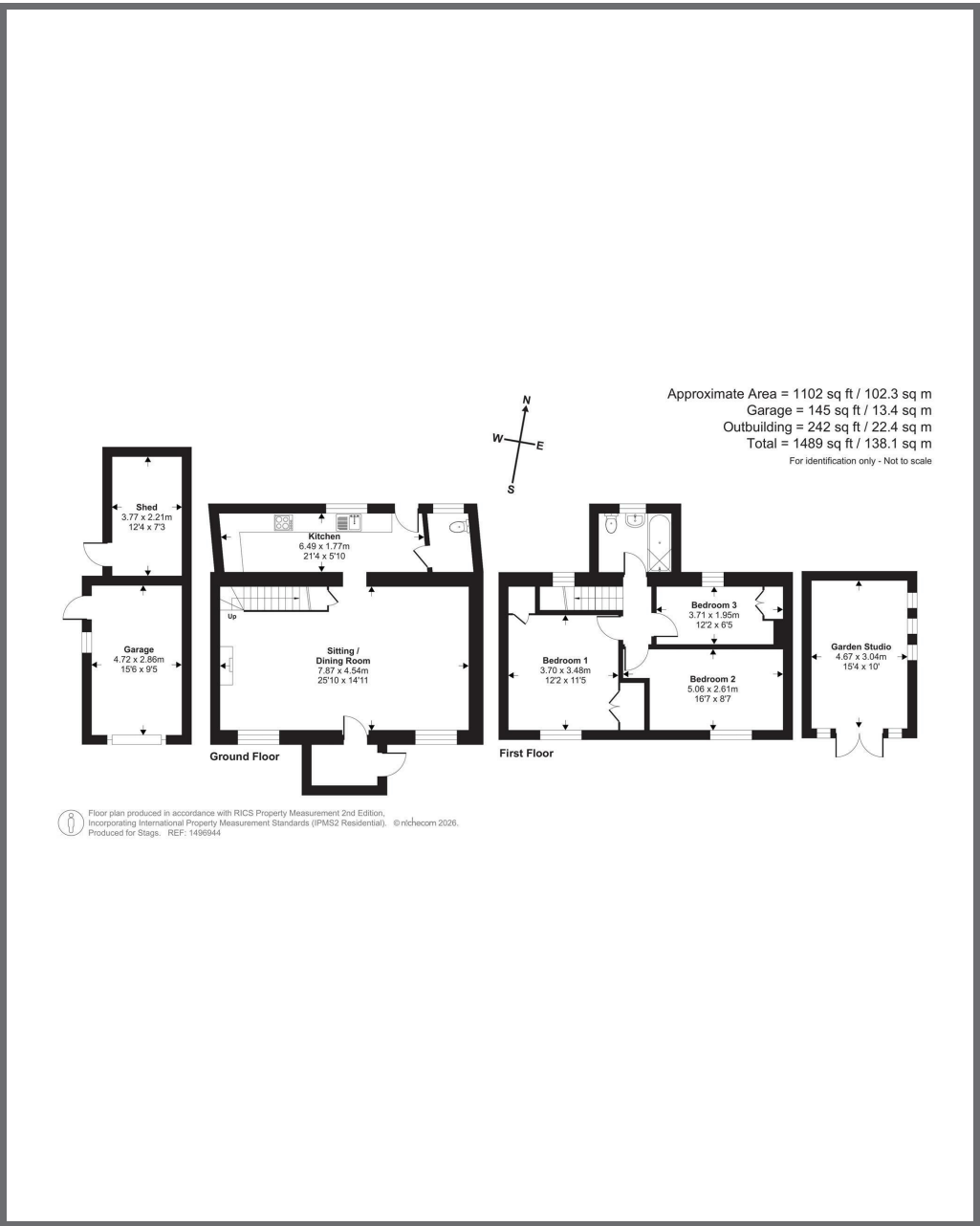
Strictly by appointment through the vendors selling agents. Stags, Yeovil office, telephone 01935 475000

DIRECTIONS

What3words:///thanks.bhalf.debt
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 Budgeons store. Continue up Shiremoor Hill turning left into Church Street where no 6 can be found on the right hand side identified by our For Sale Board.



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.



4/6 Park Road, Yeovil,
Somerset, BA20 1DZ

yeovil@stags.co.uk
01935 475000