

Court Mill

Court Mill Lower Street

Merriott, Crewkerne, Somerset, TA16 5NL

Crewkerne 2 miles. A303 3½ miles. Yeovil 9 miles.

A converted, Grade II listed former Mill offering spacious five bedroom accommodation over three floors, situated within beautiful private gardens of approximately 1.5 acres, together with substantial double garage/workshop with studio over. EPC Exempt.

- Privately Located
- Stunning Five Bedroom House
- Attractive Gardens with a brook
- In all 1.56 acres.
- Council Tax Band G
- Walking Distance of Shop
- Substantial Double Garage and Studio
- Mature Trees and Vegetable Garden
- Freehold

Guide Price £975,000

SITUATION

Court Mill is situated on the southern fringes of the thriving village of Merriott, which provides local facilities including various shops, public house, church and village hall, together with a primary and pre-School. The area is renowned for its variety of scholastic facilities catering for both the private and state sectors. Nearby private schools include Perrett Hill, Hazelgrove, Sherborne Boys, Girls and Prep schools, along with Millfield.

The market town of Crewkerne is approximately 2 miles south where a wide range of shopping, recreational and scholastic facilities can be found including a Waitrose supermarket. It also offers a mainline rail link to both Exeter and London Waterloo. The property is also well placed being within approximately 17 miles of West Bay and the Jurassic coastline.

DESCRIPTION

Court Mill is a handsome Grade II listed former Mill which dates back some 300 years. It occupies a wonderful, peaceful location on the southern fringes of the village and is set within beautiful gardens and grounds of approximately 1.5 acres. The house is constructed principally of hamstone and is set beneath a clay tiled roof and benefits from attractive mullion windows, flagstone style flooring throughout the ground floor, along with a considerable use of oak throughout the property. The property is offered in excellent decorative order throughout and benefits from gas fired central heating. The setting is truly delightful with its own private driveway sweeping over Goulds Brook and up to the house, where there is extensive parking and a large detached double garage/workshop with studio room over.







ACCOMMODATION

Glazed door opens into a spacious porch with exposed stonework and door leading to the cloakroom with low level WC and wash hand basin. Boiler cupboard housing the Worcester gas fired boiler with cupboard beneath. Within the main hallway there is an attractive staircase rising to the first floor. A timbered opening leads through to the dining room with two windows, with deep sills overlooking the beautiful gardens. The adjoining sitting room is spacious and enjoys views from two aspects with an attractive hamstone fireplace with inset log burner, together with recessed bookshelves and display unit, along with four wall lights. Useful under stairs cupboard and large opening into the garden room, which is impressive with a high vaulted ceiling, exposed beams, six wall lights, views from three aspects and glazed door to the garden.

At the far end of the house is a bespoke kitchen which enjoys views on three aspects, including glazed door to the garden. The kitchen is comprehensively fitted and comprises; two bowl single drainer sink with mixer tap, adjoining granite worktops and a range of floor and wall mounted cupboards and drawers. Island unit with hob and stainless steel hood over, fitted AEG double oven and grill, together with microwave and hand-crafted oak front cupboards. Door leading through to the breakfast room/study, also with views from three aspects, including window seat, built in cupboards and exposed beams.

The first floor landing has two windows to the front and stairs rising to the second floor with cupboard under. Bedroom one is spacious with three windows overlooking the gardens, dressing area with fitted wardrobes and en suite bathroom comprising; bath with shower over, vanity unit with inset wash hand basin and low level WC. Bedroom four enjoys views from two aspects including glazed door to a Juliette balcony and fitted wardrobes. Bedroom five enjoys a window to the front. The family bathroom comprising tiled bath with shower attachment, pedestal wash hand basin and low level WC.

The second floor landing is spacious and is currently used as a home office, with dormer windows overlooking the rear gardens. There is eaves storage, trap access to roof void and airing cupboard housing the pressurized cylinder. Bedroom two has a vaulted ceiling with store cupboard and large window overlooking the south-western lawn. Bedroom three again has a vaulted ceiling with window to side and built in wardrobes and drawers. Shower room with large walk-in shower, low level WC, wash hand basin, heated towel rail and window to rear.

OUTSIDE

The property is approached through a 6-bar metal gate which opens onto a tarmac driveway and divides two large lawned areas, together with an avenue of trees, including Copper Beech, Maple and Laburnum, along with a number of trees running along the bank of Goulds Brook, including Willows, Alder and a Tulip Tree. Gravelled driveway veers over a bridge with driveway leading up to the house, providing ample parking and turning, along with access to the detached double garage/workshop, approached through twin electric up and over doors, together with power, light and personal door to side. Open tread staircase leads to the studio room over, again connected with power and light, along with windows on each gable end.

To the side of the garage, a pathway leads through an archway to the front door with a lawned garden to front protected by stone walling. To the south west of the property is a large lawned area, again with a number of mature trees and a productive kitchen garden with raised beds including soft fruits, fruit trees and a useful garden shed.

To the rear of the property are stunning gardens which have been beautifully landscaped with a waterfall cascading into the leat which then feeds into the brook. There are two bridges which cross the leat, with attractive gardens with well stocked flower and shrub borders and a private sun terrace bounded by a low stone wall and feature millstone. To the far side of the property which is also approached via the main driveway, can be found additional parking along with a greenhouse, compost area and a well concealed observatory which could be available by separate negotiation. In total the grounds extend to approximately 1.56 acres.

SERVICES

All mains services are connected. Gas fired central heating.
Broadband Available: ADSL Under 24Mbps (100%) Superfast 24-100Mbps (100%) Ultrafast 100-999Mbps (97.8%) (ofcom)
Mobile Available: THREE, O2 and VODAFONE (ofcom)
Flood Risk Status : very low risk (environment agency)

VIEWINGS

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

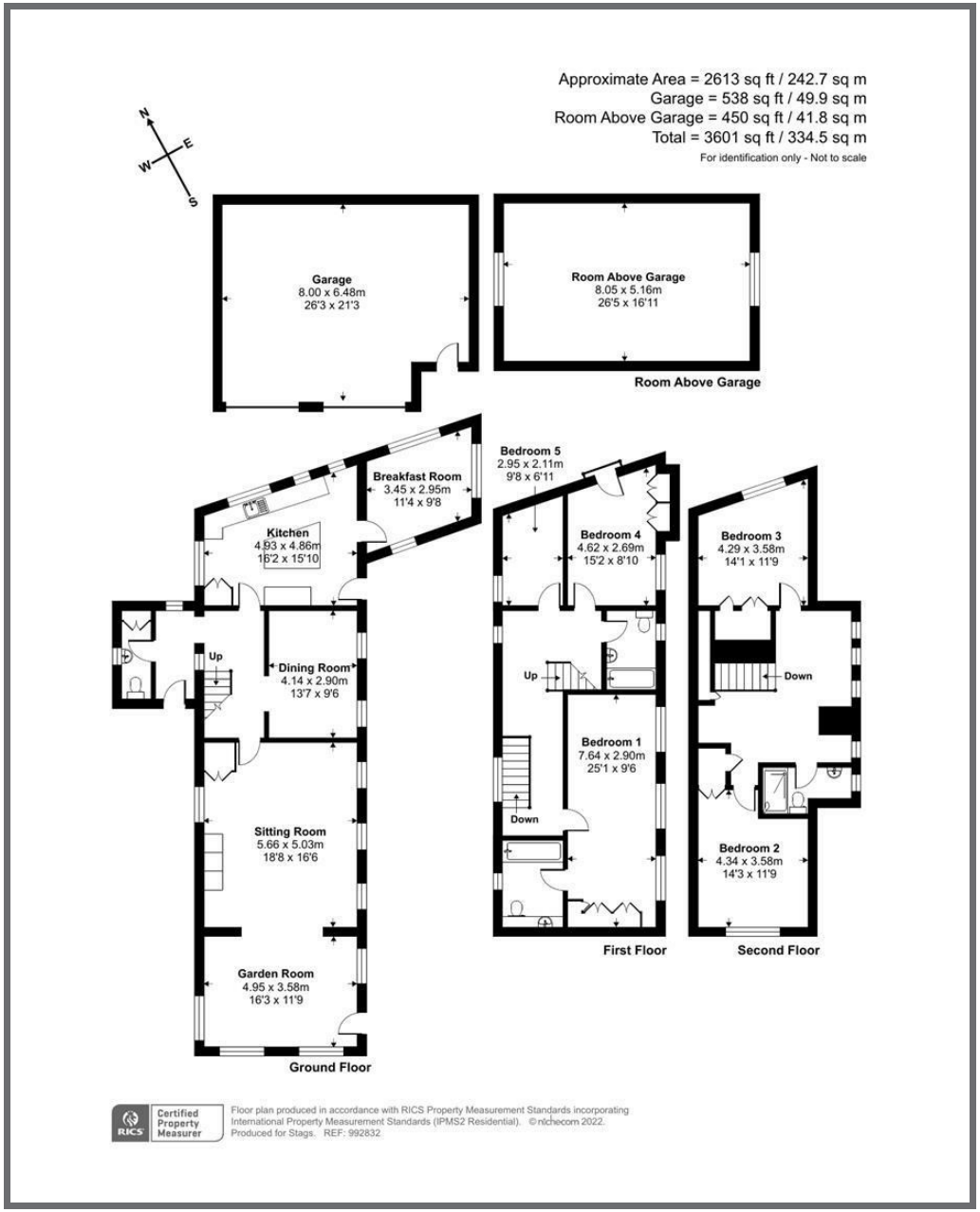






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