



**FOR SALE**

Shiremoor Hill, Merriott, TA16 5PH  
Offers in Excess of £300,000



**ORCHARDS**  
ESTATES



Idyllic Ham Stone cottage which has been renovated and updated by the current owners in the past year including, in January 2024 having the roof removed and refitted with new battens, felting, ridge and over 400 new tiles as the previous owner had installed foam insulation which has now been removed.

The property is deceptively spacious inside with a sitting room which enjoys a recently installed wood burner, dining room, kitchen which was newly fitted in late 2023, utility room with downstairs WC and conservatory.

Upstairs there are three double bedrooms and family bathroom with scope to redesign the layout to include a fourth bedroom.

The house enjoys both a front and rear garden with side access.

There is a right of way across a neighbour's drive for access to a garage to the rear.

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## LOCATION

Merriott is an historic village with a vibrant local community, offering something for all ages. The village has an excellent range of local services including a Budgens, petrol station with post office, the Feed Station cafe, the Kings Arms with skittle alley, pharmacy, church, recreation ground, outdoor bowls club and both first school and pre-schools. Nearby Crewkerne, with a range of shops including a Waitrose Supermarket, is two miles away. Yeovil is only 7 miles away and offers a full range of high street shops and leisure activities. Originally based around three roads surrounding a large area of farmland, Merriott offers a wealth of footpaths, ideal for dog walking, through the heart of the village or in the beautiful surrounding countryside. The village lies four miles south of the A303 trunk road from London to Exeter and 16 miles east of the M5 at Taunton. A main line railway station for the London, Waterloo to Exeter line is at Crewkerne with trains leaving every hour.

## Approach

Situated in the pretty village of Merriott, this Hamstone cottage is positioned in the elevated setting of Shiremoor Hill. A gate leads into the immaculate front garden with a path leading to the front door.

## Ground floor

The front porch which is designed to accommodate coats and shoes, opens through an inner door to the sitting room which has a feature fireplace containing a recently installed Wood Burning Stove. A set of sliding double doors then open to the dining room which is spacious and can easily accommodate a large dining table. From here you can then access the newly installed kitchen/diner which forms part of an historic 2 storey extension. The kitchen comes with a range of newly fitted cupboards and wall cabinets and also has a very handy pantry area. The upper floor can be accessed through a timber internal door which

provides access to the stairs. Further on you have a door opening to the rear sunroom and also a downstairs WC with space and plumbing for white goods.

## First Floor

From the top of the staircase you reach the first floor landing from which all rooms radiate. The house enjoys three double bedrooms (one of which could be adjusted with the separate dressing room, to create a fourth bedroom). The first floor has a large, rear aspect, family bathroom which enjoys a fabulous fusion of vintage meets new. A loft on the landing provides access to the loft with a ladder, lighting and part boarding.

## Rear Garden

The rear garden is very private and secure with a high wall to the rear and fence to the side. This can be accessed from the kitchen or from a side door opening to the rear of the property and external area providing a good access point to the rear garden.

## Garage

To the right of the house is the access road, owned by a neighbouring property, with right of way for access to a generously proportioned garage to the rear.

## Material Information

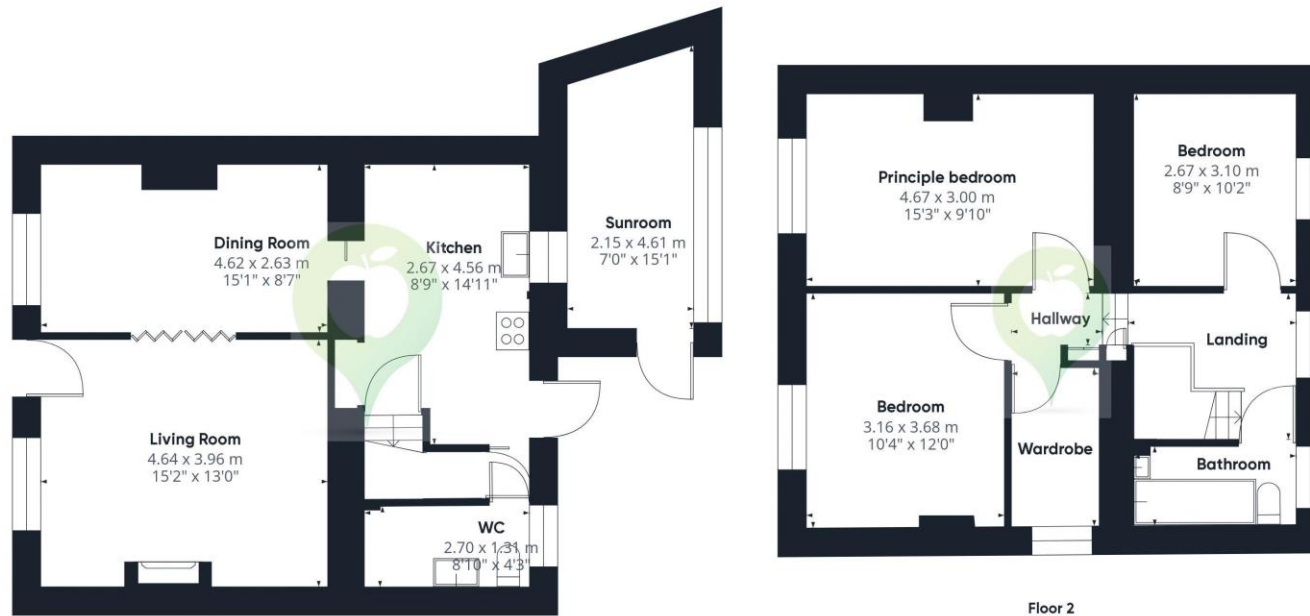
- The property is offered Freehold.
- Council Tax Band: C
- EPC (Energy Performance Certificate): F
- Mains Electricity, Water and Drainage
- New Wood Burning Stove installed 2023
- New Kitchen installed 2023
- Roof re-felted, battens and ridge along with 400 new tiles 2023 as the previous owners had spray foam installed in the attic in 2018, this has now been completely removed
- The drive to the rear belongs to a neighbour, there is a right of access to your garage to the rear
- Gigaclear broadband is available in the village



### Directions

From Broadway at the roundabout with Budgens, drive onto Lower Street and follow this as it goes past the Squash Club and up Shiremoor Hill. The property will be easily identifiable on your left hand side with an eye-catching OrchardsEstates FOR SALE Sign.

<https://w3w.co/wobbling.hobble.clap>



**Approximate total area<sup>sq</sup>**  
106.8 m<sup>2</sup>  
1149.55 ft<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		



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