



Full video walk - through

FOR SALE

Merriott, TA16 5NF

£420,000



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This handsome property was originally part of Moorlands Manor House, designed by the acclaimed Victorian architect, Sir Gilbert Scott in the 16th Century gothic style, and built around 1880.

Converted from the manor's stables many years ago, this home is rich in grand historical features including high ceilings, beautiful beams and large stone mullioned windows.

The dining hall is an amazing first impression of the house with its imposing wooden staircase, stove set in a wooden surround and a trio of windows, two of them high-set, letting the light simply flood into the room. The fabulous windows are a prominent feature in the generously-sized living room too, several at ceiling-height and one a large cathedral style, the light through which shines to showcase the multi-fuel stove and parquet floor.

Renovated by the current owner, the focal point of the elegantly fitted kitchen is the central island, which creates a wonderful dining/entertainment space. There is almost a whole wall of windows including a glazed door leading out to the walled garden, all inviting in the natural light; integrated appliances provide practicalities and the character continues with a butler style sink and range style cooker.

The galley style utility with access to the garage, is a handy addition.



To the rear of the house is a bath/shower room and a games room with two mezzanine floors above. Uniting this and the garden is a glorious fully-glazed Victorian style conservatory. The first-floor landing, an extensive galleried space with oak features, leads to the three bedrooms and family bathroom with a cast iron roll top claw foot bath. The garage extends almost 40' to a storage and work space, and there is parking with a useful utility area leading to the main lawned garden – a beautiful gardener's garden, mature and planted with a variety of shrubs and trees providing an array of colour. The walled garden, accessed through either the conservatory, the kitchen or the garage, is a fantastic sheltered area in which to relax in complete peace.



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LOCATION

The town of Merriott is nestled in an attractive area which includes several shops, public house, garden centre, post office, pharmacy and local primary school, playing fields, Church and Village Hall. Located a few miles from the bustling town of Crewkerne which offers supermarket shopping and train connect direct to London Waterloo.

Dining Hall - 18' 0" x 14' 3" (5.48m x 4.34m)

From the moment you enter the high ceilings make this a rather impressive first introduction. A large stone mullioned rear aspect window immediately catches your eye, just past the imposing staircase and as you turn upon entering you notice the front aspect window and in particular the high set windows which border the ceiling create a light aesthetic which flows into the room. On a practical level there is a radiator, electric stove set in a wooden surround and doors opening to the kitchen, rear hallway and sitting room.

Living Room - 17' 11" x 16' 2" (5.45m x 4.92m)

A large cathedral style stone mullioned window set to the side aspect dominates the room as you enter which then leads your eye to the wood burning stove set over a parquet floor. To the front aspect are several more high set windows. The room is also serviced by two radiators and a rear door opening to the patio area of the main garden.

Kitchen - 16' 3" x 15' 2" (4.95m x 4.62m)

Renovated by the current owner, the kitchen is dominated by the central island which provides a dining/entertaining space and focal point for the room. To the rear aspect are two sets of windows which look onto the courtyard garden with access through a glazed door to the rear also. There is a further window to the front aspect providing more natural light. A side door opens to a dry store/pantry/utility area which has dry storage, Belfast sink and plumbing and space for a washing machine. The fitted kitchen comprises a range wall and base units with worktops over, one and a half bowl butler style sink, AGA range cooker, integrated dishwasher, integrated under counter fridge/freezer, tiled splash backs and radiator.

Courtyard Garden

Set within a walled garden the space is looked onto from the kitchen and conservatory which acts as a delightful dining area. Ideal for your morning coffee and newspaper.

Utility/Dry Store - 16' 0" x 4' 5" (4.88m x 1.34m)

Worktop with single bowl butler style sink, plumbing for washing machine and gas boiler.

Conservatory - 14' 8" x 11' 3" (4.46m x 3.44m)

Side and rear aspect windows, quarry tiled floor, radiator and door to garden.

Shower Room - 10' 8" x 5' 3" (3.26m x 1.60m)

Side aspect window, bath with shower over, wash hand basin, WC, chrome heated towel rail and fully tiled walls.

Games Room & Mezzanine Floor - 12' 0" x 10' 1" (3.67m x 3.07m)

Inner stone mullioned window and garden door to side with stairs to 1st mezzanine floor and further steps to 2nd mezzanine floor.

Landing - 11' 0" x 8' 8" (3.35m x 2.65m)

Rear aspect double glazed window and access to loft.

Bedroom One - 18' 1" x 11' 11" (5.52m x 3.64m)

Side aspect stone mullioned window offering a nice outlook to the centre of the village in the distance with wash hand basin and radiator.

Bedroom Two - 18' 11" x 8' 11" (5.76m x 2.72m)

Front and side aspect windows and radiator.

Bedroom Three - 13' 8" x 8' 0" (4.16m x 2.44m)

Side aspect window, radiator and access to eaves storage.

Bathroom - 8' 2" x 7' 7" (2.50m x 2.32m)

Side aspect stone mullioned window, roll top bath with mixer taps, wash hand basin, WC, fully tiled walls and storage cupboard.

Garage - 38' 5" x 10' 4" (11.72m x 3.15m)

Up and over door, power and lighting the garage extends for nearly 40ft to a storage and workspace to the rear with personal door opening to the courtyard garden.

Main Garden - 50' x 31' (15.23m x 9.44m) Approx

Featuring a front aspect red brick walled enclosed space with gated access, the initial access from the house is over a paved area leading to lawn and mature hedges with fencing. A private space with access at the bottom to the parking area.

Parking

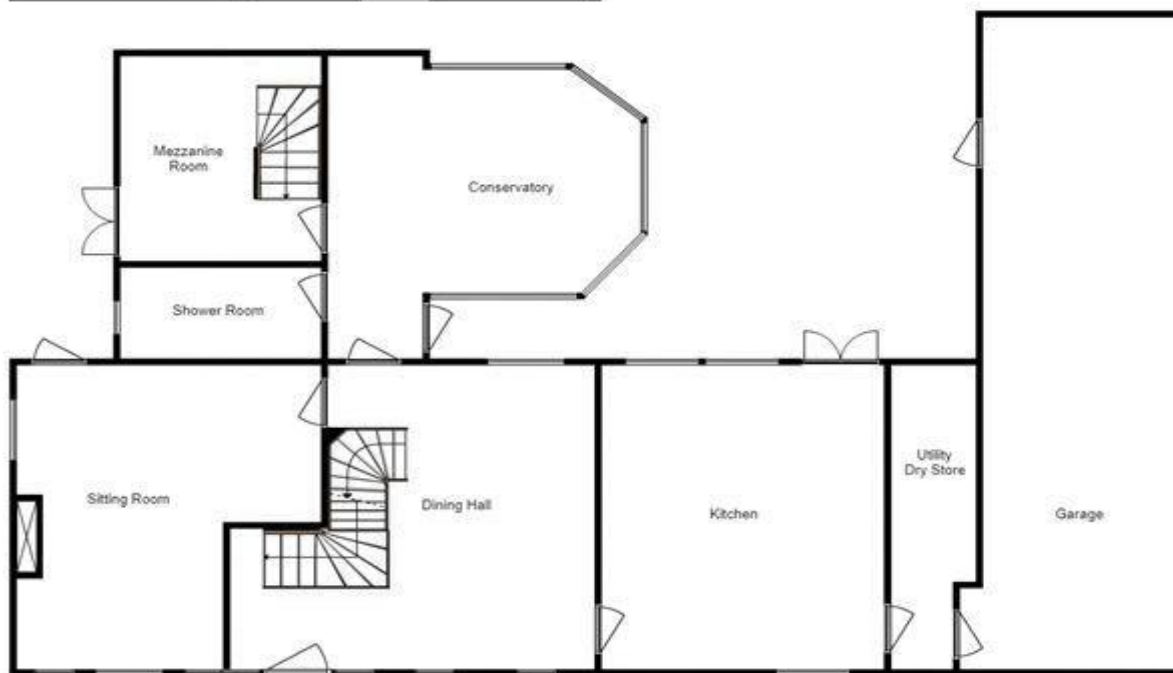
Off road parking for 1 vehicle.

Directions

From the centre of Merriott, using the Co-op and Merriott Pharmacy as your focal point, cross the roundabout onto Moorlands Road. Follow this road for approx 200 metres and you will see an Orchards Estates FOR SALE Sign clearly identifying the property.

Additional Information

The property is Grade II Listed (<https://historicengland.org.uk/listing/the-list/list-entry/1175642>) The property is set within the Conservation Area of Merriott.



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