



**FOR SALE**



**Full video walk - through**

Merriott, TA16 5AF

**£485,000**



**ORCHARDS**  
ESTATES



Situated on the edge of the highly sought after village of Merriott, this spacious grade II listed four double bedroom property, originally formed part of a water mill which was later converted in 2017 into delightful family homes. The versatile accommodation is arranged over four floors and comprises, on the ground floor, a welcoming hallway which leads to an impressive open plan kitchen/dining room, a garden room with French doors opening out to the garden and a useful cloakroom. On the first floor is a generous sitting room and a double bedroom. On the second floor are two further double bedrooms and a family bathroom. On the top floor is the master bedroom with an en-suite shower room. To the rear of the property is a private, manageable garden with gated access to a gravelled area providing off road parking for up to two cars. Offered with no chain and in excellent decorative order, this amazing property is a must view to appreciate all that is on offer in this wonderful location.

£485,000



## LOCATION

The village of Merriott is nestled in an attractive area which includes several shops, public house, garden centre, postoffice, 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. Crewkerne is adorned with historical buildings and private houses, along with further developments over the past 40 years, it is an attractive town offering an excellent range of shops, pubs, restaurants, supermarkets including Waitrose, schools and churches as well as a main line rail connection to London Waterloo. Much of the surrounding countryside on the Somerset/ Dorset border is designated as an area of Outstanding Natural Beauty. The Market town of Bridport and the beautiful World Heritage coast are also within about half an hour's driving distance, along with Yeovil being a similar drive.

### Entrance Hall

Double glazed door to front, wood flooring, storage cupboard and stairs to first floor.

### Open Plan Kitchen/Dining Room

**Kitchen** - 17' 0" x 9' 10" (5.172m x 3.00m)

Fitted kitchen comprising a range of wall and base units with worktops over, integrated appliances to include hob with extractor over, double electric oven, dishwasher, washing machine and fridge/freezer, inset spotlights and wood flooring.

**Dining Room** - 14' 9" x 9' 6" (4.489m x 2.895m)

Front aspect double glazed window, wood flooring and radiator.

**Garden Room** - 10' 3" x 9' 11" (3.124m x 3.016m)

Two double glazed windows to both sides, wood flooring, radiator and double glazed French doors to garden.

### Cloakroom

Wash hand basin, WC, radiator, tiled floor and extractor fan.

### Stairs and First Floor Landing

Front aspect double glazed window, laid to carpet and radiator.

**Sitting Room** - 27' 2" x 11' 10" (8.288m x 3.598m)

'L' shaped

Split level, four rear and four side aspect double glazed windows to upper level, lower level has a rear aspect double glazed window. Laid to carpet, beams to ceiling, two radiators and access to loft area.

**Bedroom Two** - 12' 9" x 9' 1" (3.881m x 2.765m)

Front aspect double glazed window, laid to carpet and radiator.

### Stairs and Second Floor Landing

Front aspect double glazed window, airing cupboard housing hot water tank, laid to carpet and radiator.

**Bedroom Three** - 13' 0" x 9' 2" (3.952m x 2.797m)

Rear aspect double glazed window, built in wardrobe and radiator.



#### Bedroom Four - 10' 1" x 9' 2" (3.066m x 2.798m)

Front aspect double glazed window, laid to carpet, built in wardrobe and radiator.

#### Bathroom

Rear aspect double glazed window, bath with shower over and mixer taps, wash hand basin, WC, part tiled walls, tiled floor, heated towel rail and extractor fan.

#### Third Floor Landing

Side aspect double glazed window and laid to carpet.

#### Master Bedroom - 17' 4" x 10' 2" (5.28m x 3.10m)

Rear aspect double glazed Velux type window, vaulted beamed ceiling, wall lights, two eaves storage cupboards, two radiators and laid to carpet.

#### En-Suite Shower Room

Shower cubicle, wash hand basin, WC, extractor fan, fully tiled walls, tiled floor, extractor fan and chrome heated towel rail.

#### Garden

Initial patio area leading to a small lawn with borders of shrubs and steps leading to a gate opening out to the off road parking area enclosed by fencing.

#### Parking

Gravelled parking area to the rear of the property providing off road parking for 2 cars.

#### AGENTS NOTE

We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything that you could need to help you move.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	89   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

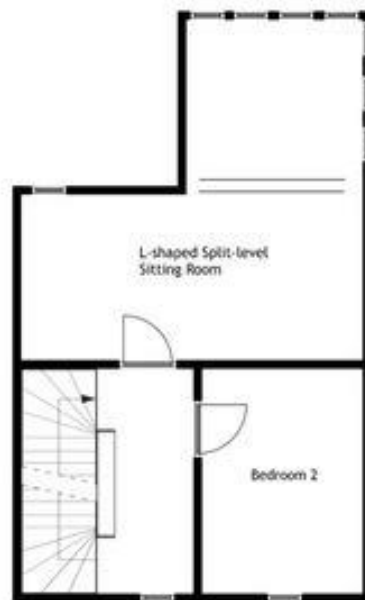
#### Directions

Proceed along the A356 towards Crewkerne. Take the right turn into Tail Mill Lane and then right into Waterwheel Court. Follow the road to the left and the property can be found on the right hand side.

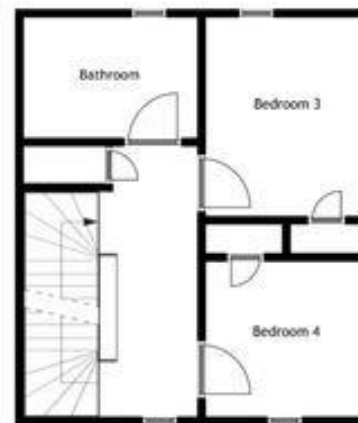




Ground Floor



First Floor



Second Floor



Third Floor



01460 477977 or 01935 277977



[www.orchardsestates.com](http://www.orchardsestates.com)



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