



Higher Street, Merriott, TA16

Guide Price: £425,000

Freehold

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Orchard Cottage sits tucked away in a quiet and very private position on the outskirts of the popular village of Merriott. With its Grade II Listed "chocolate box" looks, wonderful period features and welcoming decor alongside beautifully appointed modern kitchen and bathroom fittings, this is a perfect permanent or even second home for those who appreciate character properties with up to date facilities (including ultrafast Gigaclear broadband connection!).

The accommodation offers a fully fitted, modern kitchen, stunning sitting room with woodburning stove, beautiful dining/garden room with glazed roof and exposed stone walls, three bedrooms, two bathrooms and plenty of storage. Exposed beams throughout, timber floors, internal oak cottage latch doors, vaulted ceilings are just some of the abundant period features. Outside the property is a super home office with hardwired broadband, a garage that has been partitioned up into part summerhouse/part small garage and the most wonderful, sunny and very private courtyard garden. Gas central heating with combi-boiler fitted in 2021 and all mains services connected.

Accommodation

Part glazed timber stable door into:

Kitchen 15'6 x 8' with tiled floor, range of fitted base, wall and drawer units with worksurface over, 4 ring Gas hob with stainless steel filter hood over, eyelevel double AEG electric oven, integrated dishwasher, inset one and a half bowl sink unit, windows to front and side, American style fridge freezer with ice and filtered water dispenser (subject to separate negotiation). Opening into:

Dining/Garden Room 10'8 x 9'11 max with exposed stone walls, glazed roof, windows and door to garden
Sitting Room 17' x 15'3 with oak floor, wood burning stove, deep understair storage cupboard, two windows with window seats to front aspect, stairs rising to:

First floor Landing with fitted cupboard and doors to:

Bedroom One 11'1 x 10'8 with vaulted ceiling, fitted wardrobes, dual aspect windows, exposed stone wall, sliding "barn style" door to:

Ensuite Wet Room with walk in shower and glass screen, his and hers inset basins with drawers beneath, close couple WC, window to side, heated towel rail, fully tiled floor and walls, shaver point, extractor fan.

Bedroom Two 12' x 7'6 with built in deep cupboard, timber floor and window to front aspect

Bedroom Three 8'3 x 7'11 with timber floor and window to front aspect

Bathroom with panelled bath and electric shower over, low level WC, pedestal washbasin, shaver point, extractor fan, shelving nook, fully tiled walls and floor.

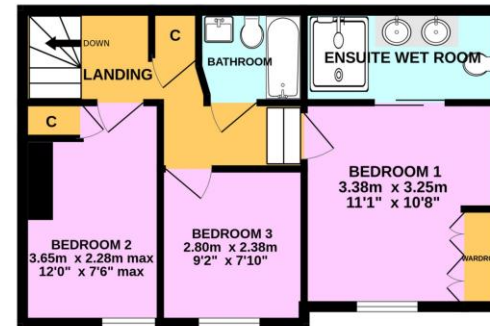
Outside the property is set back from the road via a shared driveway leading to a private paved parking area with gravelled frontage. The Garage 11'7 max x 9'9 has been converted into a smaller Garage/Workshop with fitted units and workbench and the Summerhouse 9'9 x 7'4 max behind (this could easily be changed back into one large Garage if required). Both Garage and Summerhouse have double doors. In the beautiful and very private paved courtyard garden, which takes on a whole new dimension in the evenings being illuminated by spotlighting, is also a Home Office 10'9 x 6'2 (with Gigaclear hardwired broadband) with a built in raised platform area at one end and window to the courtyard.

Property Information

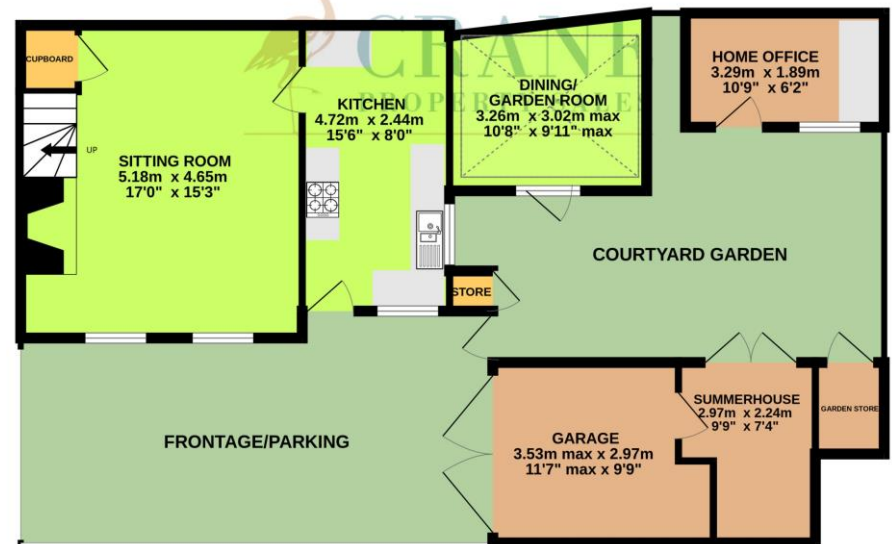
Broadband - Ultrafast broadband is available (Gigaclear) Flooding - very low risk of flooding from all sources Mobile Coverage - Voice and Data coverage is available by at least 3 providers (indoor) and by 4 providers (outdoor) Thatch - the thatch at the rear and ridge was replaced in 2019 with the thatch at the front being recently inspected and given another 2-5 years.

Rights of Way - a path alongside the garage to the gardens of No. 13 and 15 Higher Street is owned by No. 15a with access granted to No. 13 and 15

1ST FLOOR



GROUND FLOOR







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.