



4 GLOBE ORCHARD

Haselbury Plucknett, TA18 7RS

Guide Price £220,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented two bedroom barn conversion situated in a popular village location. The accommodation in brief comprises entrance hall, dining area, kitchen, sitting room, two bedrooms and a shower room. To the front is an enclosed courtyard, the driveway leads to the carport providing ample off road parking.

Situation

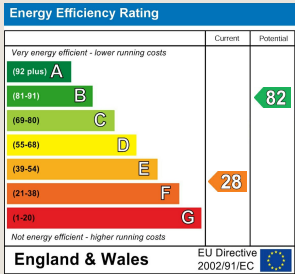
A well presented two bedroom barn conversion situated in a popular village location. The accommodation in brief comprises entrance hall, dining area, kitchen, sitting room, two bedrooms and a shower room. To the front is an enclosed courtyard, the driveway leads to the carport providing ample off road parking.

The local area

Haselbury Plucknett is a pretty village, which has an active community. Village facilities include an excellent restaurant/public house, two churches, a popular first school and pre-school, all a short walk from the property. Situated close to the Dorset border, the village is in striking distance of the neighbouring towns of Crewkerne, Beaminster and Yeovil, all of which have excellent shopping facilities along with good schools, doctors and dentists surgeries. Mainline railway services (London – Waterloo 2½ hours) are available from the Crewkerne and Yeovil stations.

Local Authority

SSDC Council Tax Band: C
Tenure: Freehold
EPC Rating: F



PROPERTY DESCRIPTION

Situation

Haselbury Plucknett pretty village, which has an active community. Village facilities include an excellent restaurant/public house, two churches, a popular first school and pre-school, all a short walk from the property. Situated close to the Dorset border, the village is in striking distance of the neighbouring towns of Crewkerne, Beaminster and Yeovil, all of which have excellent shopping facilities along with good schools, doctors and dentists surgeries. Mainline railway services (London – Waterloo 2½ hours) are available from the Crewkerne and Yeovil stations.

Entrance Hall

Tiled flooring, access to the loft and a storage cupboard with plumbing for the washing machine.

Sitting Room

15'10" × 10'9" (4.83 × 3.28 (4.82 × 3.27))

With a window to the front aspect, coving and a multi-fuel stove.

Dining Area

11'4" × 9'8" (3.45 × 2.95)

With a window to the rear aspect, open plan area, exposed timbers, electric radiator and coving.

Kitchen Area

7'9" × 7'3" (2.36 × 2.21)

With a window to the front aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl sink/drainers, integrated electric hob with extractor over, oven, fridge/freezer and dishwasher. Spotlights, coving and a tiling to all splash prone areas.

Inner Hall

Airing cupboard and doors into:

Bedroom One

12'9" max × 9'1" (3.89 max × 2.77)

With a window to the front aspect and a built in wardrobe.

Bedroom Two

10'1" × 9'2" (3.07 × 2.79)

With a window to the front aspect.

Shower Room

Suite comprising shower cubicle, low level WC, wash hand basin, shaver point, extractor fan, electric heater and tiling to all splash prone areas.

Outside

The courtyard is mainly laid to patio for ease of maintenance. Useful store, driveway parking and a courtyard.

Ground Floor



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01460 74200

crewkerne@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

