



14 CHURCH STREET

Crewkerne, TA18 7HU

Price £625,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A beautifully presented Grade II Listed home dating back to the 18th century set in the heart of Crewkerne Town Centre. The property has been extended over the years, split over three floors and benefits four bedrooms, four reception rooms, two bathroom, driveway parking and lovely enclosed gardens to the rear. Character features include flagstone flooring, exposed beams, large inglenook fireplace and sash windows.

Situation

Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and many social and sporting activities. A mainline rail service (London - Waterloo) is available from the town's station.

Local Authority

South Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: E



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

PROPERTY DESCRIPTION

Study

With a sash window and door to the front aspect, a radiator.

Inner Hall

Stairs rising to the first floor and a under stairs storage cupboard.

Home Office

With two windows to the side aspect and electric oil filled heater.

Sitting Room

With two sash windows to the side aspect, window seat, inglenook fireplace housing the wood burning stove, flagstone hearth and stone surround, radiator and wall lights.

Dining Room

With two sash windows to the side aspect, feature fireplace, beams, wall light, radiator and flagstones.

Cloakroom

Low level WC, wash hand basin with tiled splash backs, skylight.

Kitchen

With windows and french doors to the rear aspect and stable door to the side. The kitchen has been extended with a range of base units, drawers and work surfaces over with centre island, ceramic sink drainer unit, belfast sink, space for AGA style cooker, integrated dishwasher and washing machine. skylights, radiator, flagstone flooring and tiling to all splash prone areas. gas central heating boiler.

Landing

Stairs rising to the second floor with storage cupboard under, skylight.

Bedroom One

With a sash window to the rear aspect, views and a radiator, exposed floorboards.

Ensuite

Suite comprising shower cubicle. low level WC, wash hand basin, light/shaver point, feature fireplace and tiling to all splash prone areas, heated towel rail.

Dressing Room Area

With a window to the side aspect, hanging rails and a radiator.

Bathroom

With a window to the side aspect. Suite comprising bath with shower over, low level WC, his and hers wash hand basins, bidet, and tiling to all splash prone areas, mirror with light/shaver socket, heated towel rail.

Bedroom Two

Dual aspect windows to the rear and side aspects, views across to the church, beamed ceilings and a radiator.

Bedroom Three

With a sash window to the front aspect and a radiator, exposed floorboards.

Bedroom Four

With a sash window to the front aspect and a radiator.

Attic Room

The loft space has been insulated and carpeted making it an excellent games/hobby room.

Outside

The gardens are most attractive and are a particular feature of the property as they are walled and enjoy a high degree of privacy. The first section of garden has a patio adjacent to the kitchen, this gives way to a lawn with well-stocked beds of mature plants, flowers and rambling roses. This garden, lit by subtle wall mounted lighting, also contains a summerhouse in one corner with power connected. A doorway leads through a substantial wall to the middle section of the garden, which is laid to lawn and has two garden sheds and leads to the end part of the garden which is a productive kitchen garden with compost area and greenhouse within it.









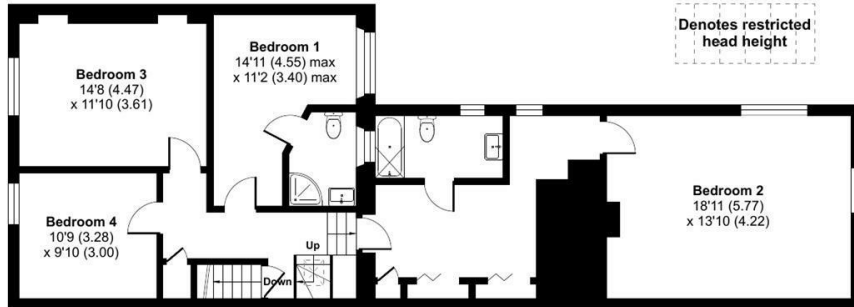
Church Street, Crewkerne, TA18

Approximate Area = 2517 sq ft / 233.8 sq m

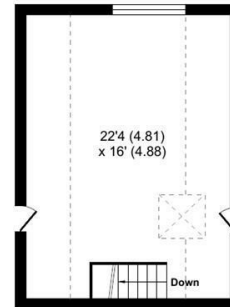
Limited Use Area(s) = 155 sq ft / 14.3 sq m

Total = 2672 sq ft / 248.1 sq m

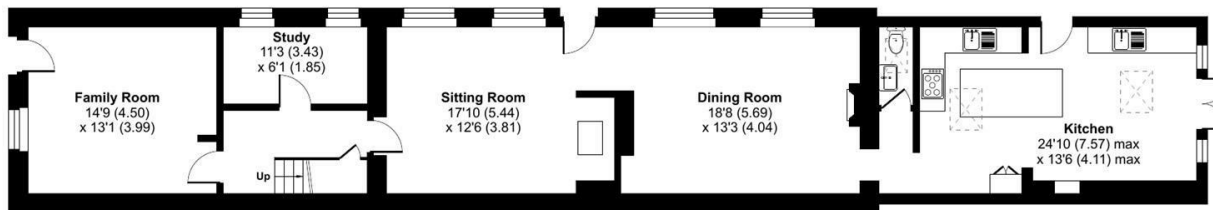
For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2023. Produced for Mayfair Town & Country. REF: 1041937



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

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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)

