



3 Gentleman's Row



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Haselbury Plucknett, Crewkerne, TA18 7QT

Crewkerne & Train Station 3 miles Yeovil 7.5 miles

A deceptively spacious Grade II Listed three bedroom double fronted residence in need of modernisation with large private gardens to rear. EPC Exempt Grade II Listed.

- Grade II Listed residence
- 2 Reception Rooms
- 3 Bedrooms
- Large Private Gardens
- Council Tax Band D
- In need of modernisation
- Kitchen
- Shower Room & Bathroom
- Freehold

Offers In Excess Of £200,000

SITUATION

3 Gentleman's Row is situated within this popular village which is situated just 3 miles outside Crewkerne, yet enjoys the rural feel and countryside surroundings. Within the village and the neighbouring village of North Perrott amenities include a primary school, two pubs, garden centre with farm shop and coffee shop whilst Crewkerne, offers an excellent range of shopping, recreational and scholastic facilities including a leisure centre and Waitrose supermarket together with a general hospital. Transport links are good with the A30 accessible just outside the village and the A303 within easy reach. Crewkerne also benefits from a train station offering a regular rail service to Exeter and London Waterloo.

DESCRIPTION

3 Gentleman's Row is an attractive double fronted Grade II Listed property constructed principally of hamstone and contained beneath a mainly tiled roof with a small flat roof extension to rear. Although the property is in need of general modernisation, it offers well proportioned accommodation with good sized rooms and a wealth of character features associated with a house of this age including some delightful leaded mullion windows and window seats. There are two generous reception rooms, separated by a long hallway with door to rear, staircase rising to first floor, good sized kitchen and a large shower room. On the first floor is a good sized landing together with three bedrooms, one with an en suite bathroom. Outside the property enjoys a long garden to rear together with a private courtyard/sun terrace and large gardens which have been beautifully landscaped over the years. In total the grounds extend to approximately 0.16 acres.



ACCOMMODATION

A glazed door leads into the entrance hallway with radiator, electric meter cupboard and door to rear hall with glazed door to rear, stairs rising to first floor and radiator. The sitting room is spacious with an open fireplace on a quarry tiled hearth with leaded mullion windows to front and window seat. A pair of glazed doors open into a recessed bookshelf. There are also two radiators. On the opposite side of the hallway is a well proportioned dining room again with leaded mullion windows to front and window seat. Large display alcove, radiator and recessed shelving with cupboards under. To the rear of the property is a good sized kitchen comprising single drainer sink unit with mixer taps over. Adjoining worktops with an excellent range of floor and wall mounted cupboards and drawers. Dresser style unit, glass fronted cupboard with cupboards under. Space for washing machine and cooker and integrated fridge. Small larder, boiler cupboard housing the Trianco oil fired boiler. Radiator and trap access to roof void. Immediately opposite the kitchen a door leads beneath the stairs into a shower room with shower cubicle, WC and vanity unit with inset wash hand basin. Airing cupboard housing the factory lagged copper cylinder with immersion heater and slatted shelving.

On the first floor is a spacious landing with radiator and trap access to roof void. Bedroom 1 enjoys leaded windows to front, window seat and fitted wardrobes. Radiator and door to en suite bathroom comprising enamel bath, low level WC and vanity unit with inset wash hand basin. Airing cupboard housing the factory lagged copper cylinder with immersion heater and slatted shelving. Bedroom 2 enjoys leaded windows to front, window seat, radiator and recessed shelving with cupboard under. Bedroom 3 also has a leaded window to front together with built in worktop with cupboards under and adjoining cupboard with shelving.

OUTSIDE

To the front of the property are a selection of shrubs and roses. To the rear of the property is a good sized garden comprising a private paved sun terrace/courtyard which is walled together with outside cold water tap and oil tank. Steps rise to the garden which is divided into three areas with a large lawned garden with deep flower and shrub borders together with a fine selection of trees and ground foliage. Attractive raised beds and a low stone wall leading through to a further garden area which again is laid mainly to lawn with a fine eucalyptus tree and various shrubs. Beyond here is a further garden area with garden shed. In total the grounds extend to approximately 0.16 acres.

SERVICES

Mains water, electricity and drainage are connected. Oil fired central heating. Mobile Available : EE and O2
Broadband Available: ADSL under 24 Mbps Superfast 24 - 100 Mbps

VIEWING

Strictly by appointment with the vendor's selling agents, Stags Yeovil Office, telephone 01935 475000.

DIRECTIONS

From Yeovil take the A30 towards Crewkerne and after passing through East Chinnock turn left into Haselbury Plucknett onto the A3066 towards Bridport. Continue along here and at the grass triangle, turn right onto Swan Hill whereupon 3 Gentleman's Row will be found a short distance along on the left hand side and clearly identified by our For Sale board.

FLOOD RISK STATUS - none





4/6 Park Road, Yeovil, Somerset,
BA20 1DZ

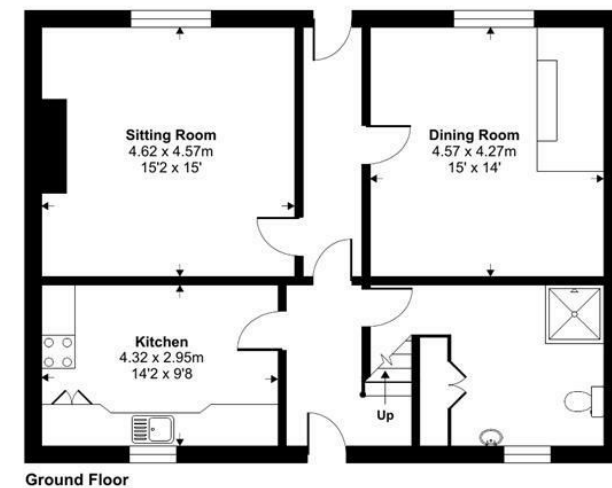
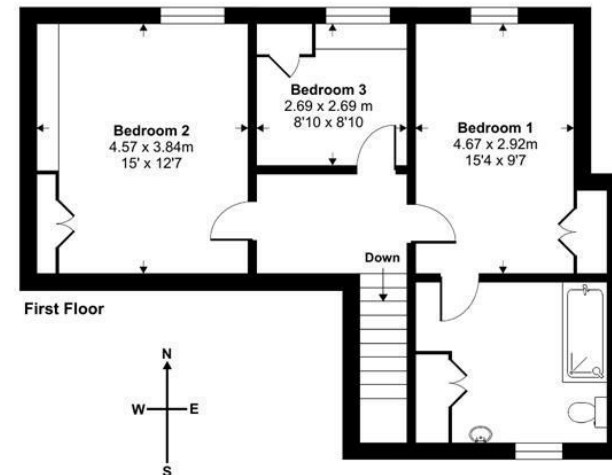
yeovil@stags.co.uk

01935 475000

These particulars are a guide only and should not be relied upon for any purpose.

Approximate Area = 1490 sq ft / 138.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rícheom 2022. Produced for Stags. REF: 903326



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