



The Old House





# The Old House, North Street

Haselbury Plucknett, Crewkerne, TA18 7RJ

Crewkerne/Railway Station 3 miles. Yeovil 7 miles. Jurassic coast 15 miles.

A truly charming four/five-bedroom detached character residence, beautifully re-thatched in 2023 and set within magnificent gardens and grounds of approximately 0.62 acres. This exceptional property combines timeless period features with modern comforts, offering space, versatility, and privacy in an idyllic village setting. EPC Exempt.

- Two Reception Rooms
- Study and Utility
- Four further Bedrooms
- Extensive Parking
- Freehold
- Kitchen/Dining Room
- Snug/ Bedroom Five
- One En suite and Family Bathroom
- Private Gardens of approximately 0.62 acres.
- Council Tax Band F

## Guide Price £795,000

### SITUATION

The Old House is situated within the heart of this popular village which lies close to the Somerset/Dorset border. The village benefits from a primary school, church and public house/restaurant. The neighbouring village of North Perrott has a farm shop and cafe, along with a pub and well respected Perrott Hill school. Crewkerne is within 3 miles where an excellent range of shopping, recreational and scholastic facilities can be found, including a Waitrose supermarket, along with a mainline railway station to Exeter and London Waterloo. The property is conveniently located for schooling with buses from Haselbury to Wadham and Beaminster schools and from Crewkerne to Colyton Grammar school.

### DESCRIPTION

This beautifully restored stone property, re-thatched in 2023, is brimming with character. Features include hamstone fireplaces, exposed beams, mullioned windows, and window seats. Offering spacious, flexible accommodation with annexe potential, many rooms enjoy dual-aspect views over private gardens and the local church. Presented in excellent decorative order and benefiting from oil-fired central heating, The Old House blends period elegance with modern comfort.





**ACCOMMODATION**

Newly thatched entrance porch with bench seats and courtesy light, with studded timber door leading to the reception hall/music room with recessed log burner with overmantle, attractive tiled flooring, exposed beams, and stairs rising to the first floor. Views from two aspects and doorway to sitting room with a hamstone fireplace with a cast iron grate and overmantle. Views from two aspects, two window seats, and exposed beams.

Rear hall with glazed door to the rear garden, useful coats cupboard with adjoining shelving, and door to cloakroom with low-level WC and a tiled vanity unit with inset wash hand basin with a cupboard under, quarry tiled floor, and window to front.

The kitchen is well fitted and comprises a twin Belfast sink with mixer taps over, adjoining tiled worktops and a range of floor-mounted cupboards and drawers, together with integrated fridge and dishwasher, recessed Rangemaster cooker incorporating five-ring ceramic hob, two ovens, and a grill. Exposed beams, two windows to the front and glazed door, together with window to rear and tiled flooring throughout. Archway leading through to the dining room with a feature hamstone fireplace, corner bench seats with glazed windows on two aspects, built-in store cupboard, and additional worktop space with cupboards and drawers beneath. Adjoining the kitchen can be found the study with a large leaded window to front and built-in shelving.

The hallway leads into the utility room which comprises single drainer sink with adjoining worktops, with cupboards and drawers beneath and space for washing machine. Boiler cupboard housing the oil-fired boiler, clothes airer, and door to snug/bedroom five, with built-in cupboards to one wall and uPVC glazed French doors to the rear garden.

On the first floor is a spacious landing with exposed beams, two windows overlooking the rear garden, both with quarry tiled cills, and a useful linen cupboard. Bedroom two with vaulted ceiling, views from two aspects, and fitted wardrobes. Bedroom three with exposed beams, sloping ceiling, and window to front. Shower room comprising large shower cubicle, pedestal wash hand basin, and low-level WC, airing cupboard housing the Megaflo hot water cylinder, heated towel rail, and trap access to the roof void. Adjoining principal suite accessed through its bathroom and comprising bath with shower over, pedestal wash hand basin and low-level WC, built-in cupboard with a tiled top, window to front, and door to bedroom one, with views from two aspects, sloping ceiling, and built-in wardrobe and trap access to roof void.

**OUTSIDE**

The property is set well back from the village road, behind two stone walls with mature shrub and tree boundaries. It is approached over a tarmac driveway providing ample parking and turning space. There is a large cobbled area with a useful store shed and a concealed oil tank to the side.

To the side of the property is a pair of double timber gates providing access to the rear garden. Here there is a paved sun terrace with a pond and stone bench, with a paved pathway leading around to the rear of the property. At the rear, there is a patio area with outside lights and sockets, along with two lawned areas protected by low stone walls.

Beyond this is the main lawned garden, featuring various shrubs, bushes, and trees, together with a summerhouse. A block-paved pathway leads through to the kitchen garden, which is enclosed by a mature beech hedge. This area includes several vegetable beds and a further selection of trees, including Oak and a Fig tree. There is also a cold-water tap.

In total, these private gardens extend to approximately 0.62 acres.

**VIEWINGS**

Strictly by appointment through the vendors selling agent. Stags, Yeovil office, telephone 01935 475000.

**SERVICES**

Mains water, electricity and drainage are connected.  
Oil fired central heating.  
Broadband availability : Standard and Superfast (ofcom)  
Mobile availability : EE, O2 and Vodafone (ofcom)  
Flood Risk Status : Very low risk (environment agency)

**DIRECTIONS**

From Yeovil head in a westerly direction on the A30 towards Crewkerne. After approximately 6 miles turn left onto the A3066 signposted Bridport. After a short distance and before the village pub, The Old House will be seen on the right hand side, clearly identified by our For Sale board.





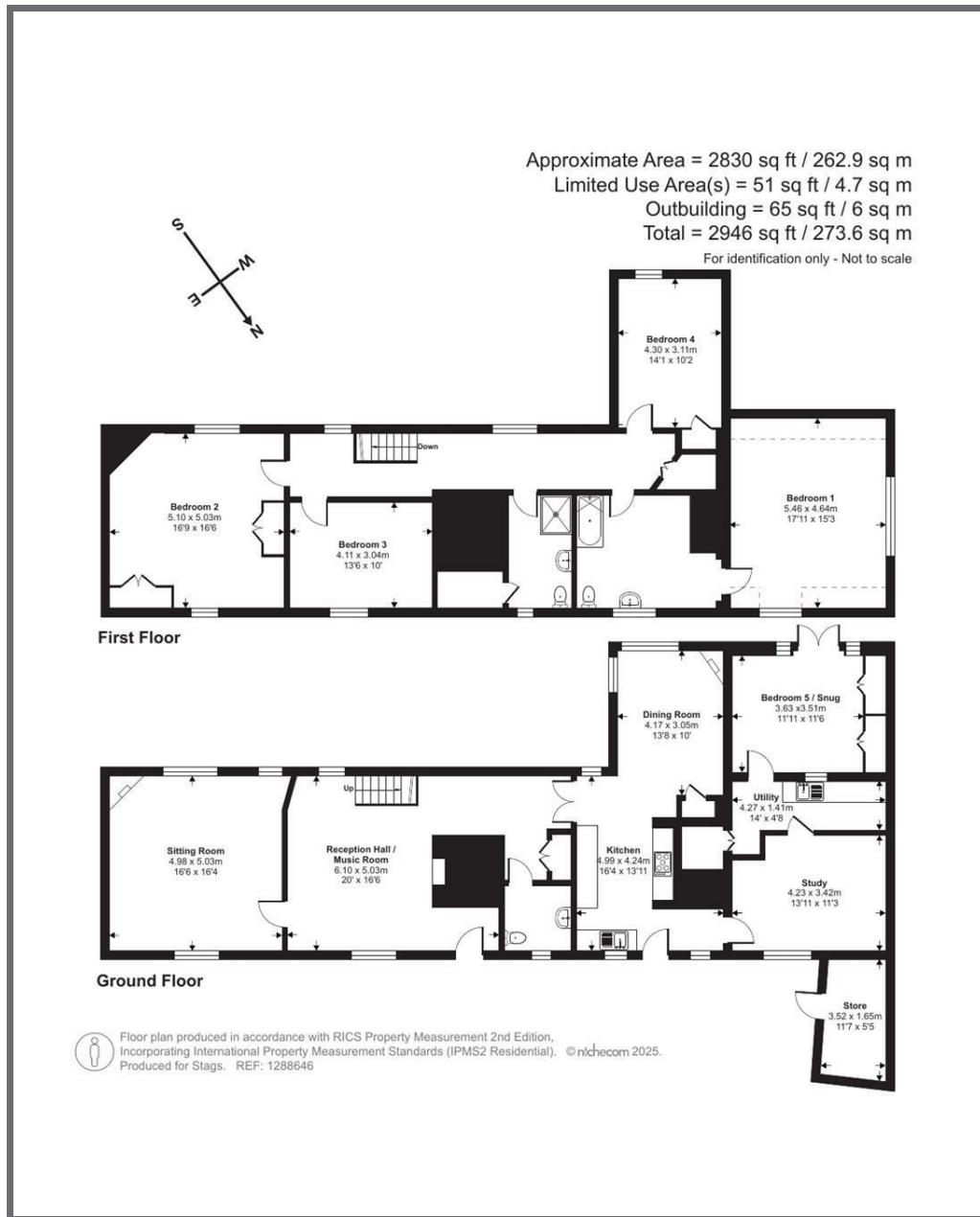
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