

# Rolfe East



Tail Mill lane, Merriott, TA16

Offers In Excess Of £450,000

- (1904 square feet) SUBSTANTIAL PERIOD HOUSE WITH THREE DOUBLE BEDROOMS.
- DRIVEWAY PARKING FOR FOUR CARS PLUS ENCLOSED AREA FOR CAMPERVAN.
- GAS FIRED RADIATOR CENTRAL HEATING AND SOME PERIOD-STYLE DOUBLE GLAZING.
- EXCELLENT SOMERSET VILLAGE LOCATION WITH GREAT AMENITIES.
- LEVEL PLOT AND GARDENS EXTENDING TO A FIFTH OF AN ACRE (approximately).
- ENVIABLY FREE FROM THE RESTRICTIONS OF GRADE II LISTING.
- SUMMER HOUSE AND GARDEN ROOM WITH RETRACTABLE ROOF - IDEAL FOR HOT TUB.
- SUNNY SOUTH-FACING REAR GARDEN BACKING ON TO FIELDS - LOVELY VIEWS!
- BEAUTIFULLY PRESENTED WITH EXCELLENT CEILING HEIGHTS, BEAMS ETC.
- SCOPE TO EXTEND AT THE REAR AND SIDE (subject to the necessary planning permission).

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Council Tax Band: B

'Mill House' is a simply wonderful, substantial (1904 square feet), double-fronted, period, end-of-terrace house set in a coveted 'tucked away' address on the edge of the popular Somerset village of Merriott, near Crewkerne and the mainline railway station to London Waterloo. The house boasts large, level, landscaped front and rear gardens, with the rear garden backing on to fields and boasting a sunny south-facing aspect – plus a good degree of privacy. The gardens and plot extend to a fifth of an acre (0.20 acres approximately). The garden comes with large summer house and a garden room with retractable roof – ideal for a hot tub! There is private driveway parking for four cars leading to a further enclosed, gated driveway area – ideal for storing a caravan or campervan. The house offers tremendous scope for further extension at the rear and side, subject to the necessary planning permission. It is enviably free from the restrictions of Grade II listing. The house is in very good decorative condition throughout with period features including excellent ceiling heights, exposed beams and multi-pane windows. The property is heated via a mains gas-fired radiator central heating system and has some period-style double glazing. The well-arranged accommodation is deceptively spacious and boasts good levels of natural light, comprising entrance reception hall, sitting room, dining room, rear hall, kitchen / breakfast room, utility room and ground floor shower room / WC. On the first floor, there is a landing area, three generous double bedrooms and a large family bathroom. There are great dog walks from nearby the front door. Merriott is an active village with amenities, including a Co-op, a public house, filling station/post office, pharmacy, primary school, church and playing fields. The village also boasts 'The Feed Station' - a fantastic restaurant and coffee shop formed out of a Grade II listed Sunday School building - offering superb food and drinks.

The market town of Crewkerne is just over two miles south, which offers a good range of amenities including a Waitrose store, post office, library, building society, day centre, leisure centre with swimming pool and gym, doctor's surgery, hospital, dentists, a variety of schools and nurseries, other professional services and many social and sporting activities. A mainline rail service to London Waterloo (2½ hours) is available from the town's station. This lovely property is perfect for those aspiring couples or families looking for the ideal village home, cash rich buyers looking for somewhere to settle in this exceptional area or as a pied-a-terre, investors looking for holiday lets or residential buy-to-let investments. THIS SUPERB HOME MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.

Flagstone paved pathway leads to storm porch, outside light, panelled front door leads to entrance hall.

Entrance Reception Hall: 25'5 maximum x 4'1 maximum

A generous greeting area providing a heart to the home, excellent ceiling heights, mould picture rail, moulded skirting boards and architraves, moulded wall panelling, oak effect laminate flooring, radiator, staircase rises to the first floor, panelled doors lead off the entrance reception hall to the main ground floor rooms.

Sitting Room: 17'9 maximum x 13'5 maximum



A beautifully proportioned, well presented main reception room boasting excellent ceiling heights, large feature multi pane window to the front overlooking the front garden, carved period-style fire surround and hearth with mains gas living flame fire, period style ceiling coving, moulded picture rail, moulded skirting boards and architraves, TV point, telephone point, radiator.

Dining Room: 15'2 maximum x 13'2 maximum

A good entertaining area with space to accommodate large dining room table, excellent ceiling heights, period ceiling mouldings and coving, moulded picture rail, multi pane feature window to the front overlooks the front garden, moulded skirting boards and architraves, carved period-style fire surround and hearth, open fireplace, radiator, double doors open to desk unit and study area with shelves above, further double doors lead to cloaks cupboard.

Panelled door from the entrance hall leads to the rear lobby.

Rear lobby: 6'10 maximum x 3'8 maximum

Quarry tiled floor, moulded skirting boards and architraves, panelling to dado height, multi pane glazed stable door to the rear garden, panelled doors lead off the rear lobby to further rooms.

Kitchen Breakfast Room: 13'7 maximum x 11'11 maximum.

A range of fitted timber panelled kitchen units comprising laminated work surface, inset one and a half composite sink bowl and drainer unit, mixer tap over, decorative tiled surrounds, a range of drawers and cupboards under, integrated dishwasher, integrated fridge and freezer, chimney breast recess houses range-style LPG fired Belling oven and grill with six burner hob, warming plate, a range of matching wall mounted cupboards and display cabinets, exposed beams, inset ceiling lighting, multi pane window overlooks the rear garden and fields beyond, radiator.

Utility Room: 14'10 maximum x 7'8 maximum

A large utility room, multi pane window overlooks the rear garden, a range of fitted units comprising laminated work surface, fitted cupboards under, space for upright fridge freezer, space and plumbing for washing machine and tumble dryer, wall mounted cupboards, radiator, timber effect flooring. Panelled door leads to walk-in larder cupboard: 4' maximum x 5'3. Wall mounted shelving, hanging rail, power socket.

Panelled door from the utility room leads to ground floor shower room / WC.

Ground Floor Shower Room / WC: 6'1 maximum x 6' maximum

A modern white suite comprising low level WC, pedestal wash basin, tiled splashback, glazed corner shower cubicle with wall mounted mains shower over, window to the side, excellent ceiling heights, chrome heated towel rail.

Staircase rises from the entrance reception hall to the first floor landing.

First Floor Landing:

A generous landing area, radiator, window overlooks the rear garden and boasts views to countryside beyond, ceiling hatch to loft storage space. Double doors to airing cupboard housing gas fired boiler, slatted shelving. Panelled doors lead off the landing to the first floor rooms.

Bedroom One: 18'3 maximum x 9'11 maximum.

A large double bedroom, two multi pane double glazed windows to the front,

excellent ceiling heights, moulded skirting boards and architraves, extensive fitted bedroom furniture including wardrobes, overhead cupboards, drawer units, dressing table and two bedside cabinets. TV point.

Bedroom Two: 13' maximum x 9'11 maximum

A good sized second double bedroom, multi pane double glazed window to the front, radiator, moulded skirting boards and architraves, fitted bedroom furniture includes wardrobes, dressing table, overhead cupboards, drawer unit, TV point.

Bedroom Three: 12'6 maximum x 7'8 maximum

A third double bedroom, window overlooks the rear garden enjoying a southerly aspect and views over fields, window seat, radiator, moulded skirting boards and architraves, fitted bedroom furniture includes wardrobes, shelf unit, drawer unit and dressing table.

First Floor Family Bathroom: 11'4 maximum x 8' maximum

A generous main bathroom with period style white suite comprising low level WC, bidet, pedestal wash basin, tiled splashback, panelled bath with mains shower tap arrangement over, tiled surrounds, separate glazed shower cubicle with wall mounted mains shower, extractor fan, inset ceiling lighting, painted panelling to dado height, radiator, tiled floor, heated towel rail.

Outside:

The gardens and level plot extend to a fifth of an acre (0.20 acres approximately). At the front of the property, a wrought iron gate and railings give access to a pleasant front garden, laid to lawn. Flagstone pathway leads to the front door. Storm porch and outside lighting. The front garden gives a depth of 40' from the country lane.

Vehicular access to a generous private driveway providing off road parking for three to four cars. Double timber gates give vehicular access to the side of the property where there is a further enclosed parking area measuring 15'9 width maximum x 31'8 depth maximum. This is ideal for storing a caravan, camper or trailer. Area to store recycling containers and wheelie bins, outside tap. Entrance from the side driveway leads to the main rear garden.

Main Rear Garden: 70' maximum in length x 53' maximum in width. This lovely, level rear garden is laid mainly to lawn and boasts a sunny southerly aspect. It backs on to fields and enjoys superb views. Extensive paved patio area providing quite the suntrap! Timber pergola with various mature creeper plants, outside lighting, outside tap. A variety of natural stone borders and flowerbeds enjoying a selection of mature trees, plant and shrubs, timber garden shed, the rear garden is enclosed by mature hedges and timber fencing. Steps rise to timber decked patio seating area, outside tap and power point provide facility for hot tub.

Outbuildings include -

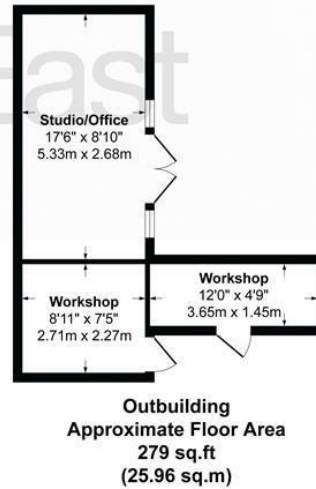
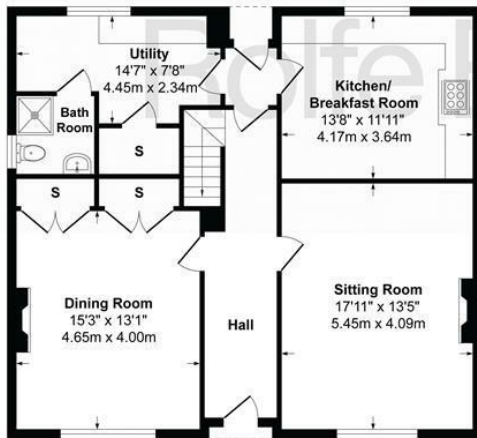
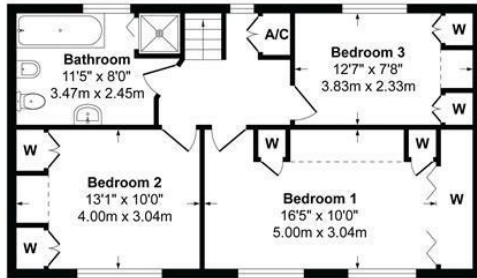
Timber Summerhouse: 17'6 maximum x 9' maximum. Light and power connected, electric fire, TV point, extractor fan, glazed double doors, windows overlook timber decked area.

Attached Garden Room: 9'9 maximum x 8'9 maximum. uPVC double glazed window to the rear, feature retractable roof.

Timber Workshop: 8'10 maximum x 7'5 maximum. Fitted workbench and cupboards, light and power connected.

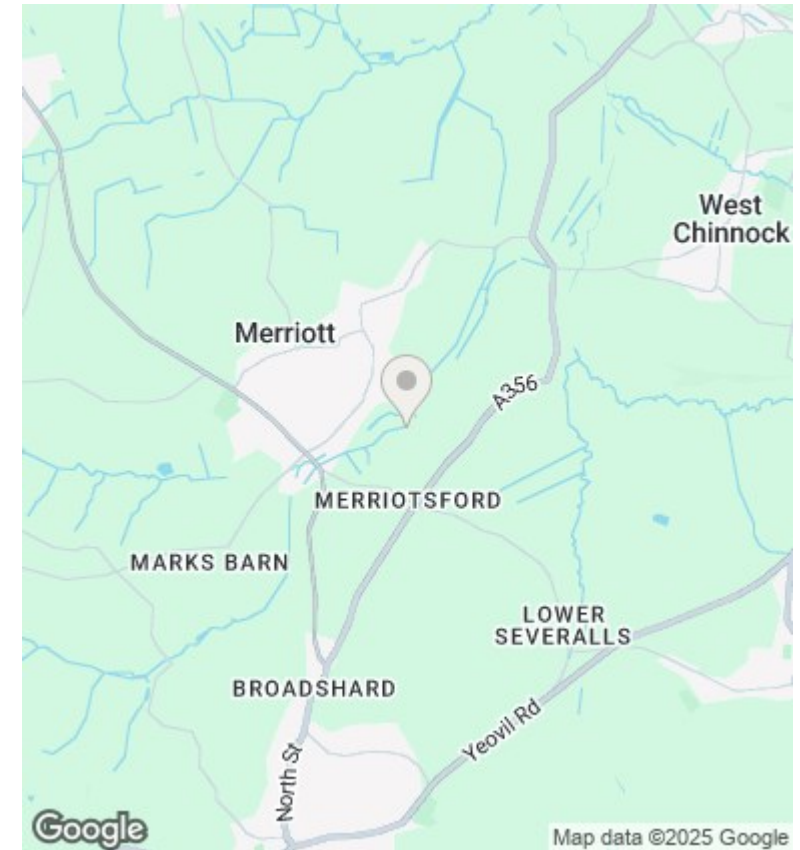
Timber Garden Store: 21'1 maximum x 5'3 maximum. Electric light connected.

## Tail Mill Lane, Merriott, Somerset TA16



Approximate Gross Internal Floor Area 1,904 sq. ft / 176.86 sq. m

© 2024 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



## Viewings

Viewings by arrangement only.  
Call 01935 814 929 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC