Towers Wills

Town & Country

01935 577 032 | 01460 298 530 | info@towerswills.co.uk



The Cottage, 3 Chancery Mews, Lower Street, Merriott, Somerset TA16 5NL

OIEO **£280,000**

Towers Wills welcome to the market a beautifully refurbished character cottage tucked away in a peaceful position in the desirable village of Merriott! Originally converted from former farm buildings and barns, this charming home effortlessly combines period character with contemporary luxury. Featuring a stunning designer kitchen/diner, spacious living room, two bedrooms, en-suite, high-specification bathroom, enclosed courtyard garden, parking for two vehicles and useful storage sheds. Finished to an exceptional standard throughout, this unique home must be viewed to be fully appreciated!

Accommodation:
The Cottage, 3 Chancery Mews, Lower Street, Merriott
A charming blend of character, history and contemporary luxury. Beautifully presented throughout, The Cottage offers a rare opportunity to acquire a truly special home, combining the charm of its historic origins with the comfort and sophistication of modern living. Converted in 1988 from former farm buildings and barns, this delightful cottage has recently undergone a comprehensive refurbishment, including rewiring, Buster + Punch light fittings throughout, a new boiler, plumbing, underfloor heating to the en-suite and main bathroom, windows, fascias and guttering, resulting in an exceptional standard of finish throughout.

At the heart of the home lies an impressive designer kitchen and dining space, thoughtfully designed for both everyday living and entertaining. Featuring a stylish range of modern units, quality integrated appliances and attractive engineered oak herringbone flooring, this elegant space provides the perfect setting for gathering with family and friends. A door opens directly onto the enclosed courtyard garden, creating a lovely connection between indoor and outdoor living.

The spacious living room offers a welcoming retreat, complemented by an attractive staircase leading to the first floor. Upstairs, two well-proportioned bedrooms provide comfortable accommodation, with the principal bedroom benefiting from its own en-suite facilities. A beautifully upgraded bathroom, featuring quality Crosswater fixtures and fittings, adds a further touch of luxury, while an additional WC serving the second bedroom enhances the practicality of the layout.

Outside:
Outside, the low-maintenance courtyard garden provides an inviting spot for morning coffee, al fresco dining or simply enjoying a little peace and quiet. Enclosed by attractive dwarf stone walls and laid to patio, it offers an appealing outdoor space without the demands of a larger garden. To the front, the property benefits from parking for two vehicles and two useful storage sheds.

Situated within the desirable village of Merriott, The Cottage enjoys a charming setting with local amenities close at hand, while the neighbouring market town of Crewkerne provides further shopping, leisure and everyday conveniences.

A home full of character, beautifully enhanced by contemporary design and an exceptional specification, The Cottage is a delightful blend of old and new that must be viewed to be fully appreciated.

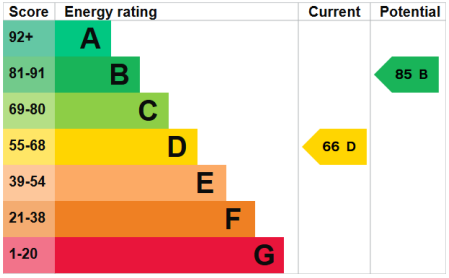
Key Features

- Desirable Village Location
- Character Cottage
- Parking for Two Vehicles
- Two Bedrooms
- En-suite
- Enclosed Courtyard Garden

Contact Us

Towers Wills Estate Agents - Yeovil
114, Hendford Hill
Yeovil
Somerset
BA202RF
T: 01935 577032
E: info@towerswills.co.uk

Energy Efficiency











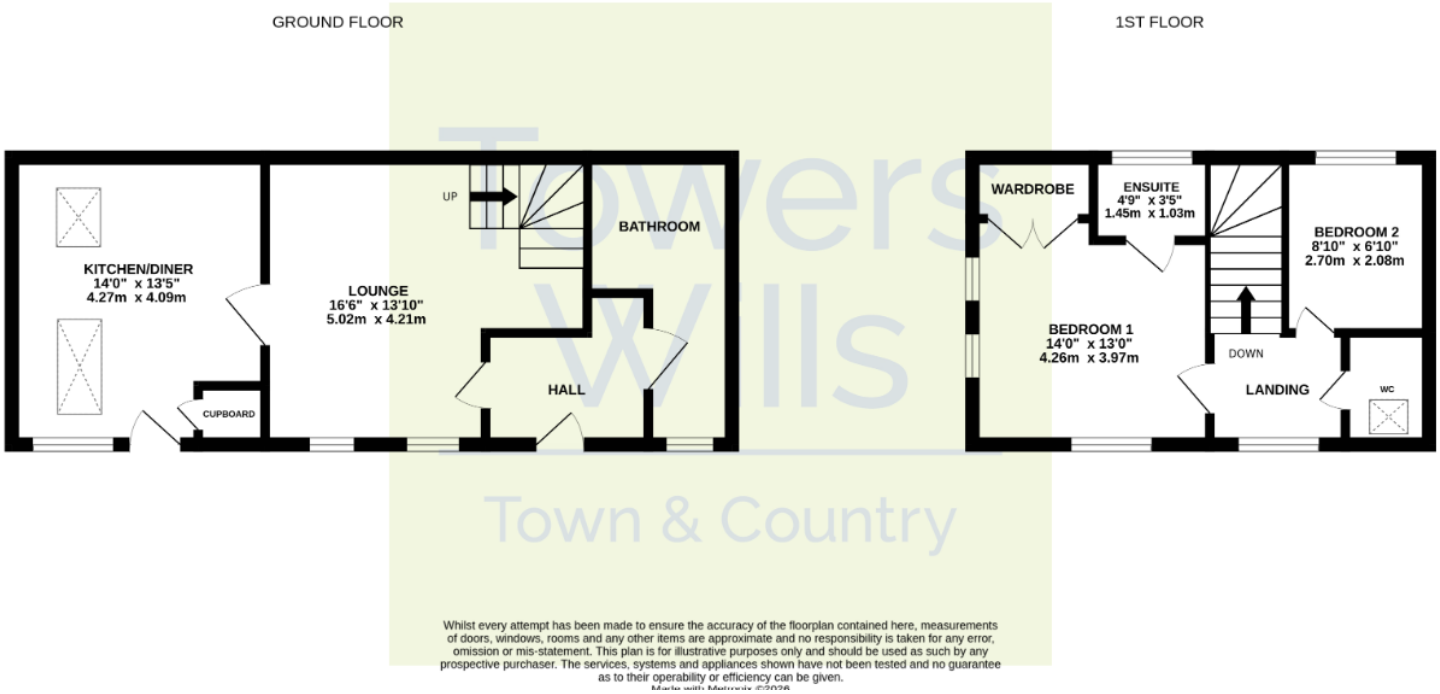








Floor Plan



Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Towers Wills or the vendor , (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact , (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans Photographs are reproduced for general information and it must not be inferred that any item is included for sale with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view

Towers Wills
The White House, 114 Hendford Hill, Yeovil BA20 2RF

Yeovil 01935 577032 / South Petherton 01460 298530
info@towerswills.co.uk | **www.towerswills.co.uk**