





RILL BARN MILL LANE

MISTERTON, TA18 7RZ

£795,000

FREEHOLD

Located in a rural situation on the edge of the village of Misterton, this stunning new build detached property on Mill Lane offers a perfect blend of modern living and tranquil surroundings. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. As you enter, you are welcomed into a bright and airy reception room, perfect for entertaining or relaxing with loved ones. The contemporary design flows seamlessly throughout the home, ensuring a comfortable and stylish living experience. The property boasts three well-appointed bathrooms, providing convenience and privacy for all occupants. The layout of this bungalow has been thoughtfully designed to maximise space and light, creating an inviting atmosphere. The surrounding area offers a peaceful retreat, while still being within easy reach of local amenities and transport links, making it an ideal location for both work and leisure.

Vicary & Co
Chartered Surveyors & Property Agents
Estate Agents & Valuers
Residential - Commercial - Rural

RILL BARN MILL LANE

• Impressive single storey residence • Splendid open plan sitting room/dining room /kitchen • Utility room • Double oak framed garage • Principle bedroom with en suite and dressing room • Three further bedrooms • Family bathroom • Air source heat pump and solar panels





THE PROPERTY

An exceptional contemporary barn-style residence, extending to approximately 2,475 sq ft, combining striking architectural design with beautifully considered interiors and an enviable rural setting.

Finished to an excellent standard throughout, the property effortlessly blends the character and charm of a traditional barn with the comfort and sophistication of modern living. A particular feature is the impressive vaulted ceilings, complemented by magnificent exposed timber beams which bring warmth, texture and a wonderful sense of scale to the light-filled accommodation.

At the heart of the home is a stunning open-plan kitchen, dining and living space, thoughtfully arranged to create distinct areas for everyday living and entertaining, whilst retaining a superb sense of openness and connection. Large windows and glazed doors invite an abundance of natural light into the space, whilst framing attractive views across the gardens and surrounding countryside. The bespoke handmade kitchen, together with the adjoining utility room, has been crafted by Neptune, with a further cloakroom completing the ground floor accommodation.

The bedroom accommodation is equally impressive. The principal suite provides a particularly generous and private retreat, comprising a spacious dressing room and beautifully appointed en suite bathroom with both bath and shower. The second bedroom benefits from fitted wardrobes and its own en suite shower room, whilst two further well-proportioned double bedrooms offer excellent flexibility for family, guests or home working. These are served by a stylish family bathroom and shower room, featuring vanity units by Neptune.

OUTSIDE

The property occupies an individual plot extending to approximately 996 sq m, with thoughtfully arranged gardens and ample parking.

LOCATION

Misterton is an attractive village set amidst the rolling countryside of South Somerset, close to the Dorset border. The village offers a good range of local amenities, including a public house, parish church, village hall, garage and filling station, tennis club and railway station, with services on the Exeter to Waterloo line.

Surrounded by beautiful open countryside, the area offers an excellent choice of walking, riding and other outdoor pursuits, with a network of footpaths and bridleways readily accessible.

The historic market town of Crewkerne is approximately two miles away and provides a comprehensive range of amenities, including a selection of independent and high street shops, Waitrose and Lidl supermarkets, cafés, restaurants and public houses. Further facilities include a library and leisure centre with swimming pool. The town also benefits from a mainline railway station, offering direct services to London Waterloo (approximately 2 hours 30 minutes), Salisbury (1 hour) and Exeter (50 minutes).

The larger commercial centre of Yeovil is just over nine miles away, providing an extensive range of shopping and leisure facilities, including major supermarkets, retail parks, theatre, cinema, bowling and leisure centres, together with a large hospital.

Taunton, the county town of Somerset, and the cathedral cities of Exeter and Wells are all within comfortable reach, offering a wider selection of shopping, restaurants, cultural attractions and leisure facilities. Bath and Bristol are both approximately

90 minutes by car.

The renowned Jurassic Coast, a World Heritage Site, is approximately 30 minutes away, with its attractive coastal villages, sandy beaches and spectacular coastal walking routes.

SPORTING & RECREATION

The surrounding countryside is amongst the most attractive in the South West, with a varied landscape encompassing the Somerset Levels, the rolling hills and valleys of the Blackdown and Quantock Hills, and the more dramatic countryside of neighbouring West Dorset.

The area is particularly well suited to those enjoying an active country lifestyle, with excellent opportunities for walking and riding along the many local footpaths and bridleways.

Further sporting facilities include cricket at the County Ground in Taunton, racing at Taunton, Exeter and Wincanton, and golf at Cricket St Thomas, Taunton and Yeovil. Crewkerne also offers a good range of local clubs and facilities, including bowling, rugby, football and cricket.

EDUCATION

Educational facilities in the area include a First School within the village, together with a number of state and church primary schools in the surrounding villages and towns. Secondary education is available at Wadham School in Crewkerne.

Perrott Hill Preparatory School, situated in North Perrott, is just over three miles away. A number of well-regarded independent schools are also within reasonable driving distance, including the Sherborne Schools, Leweston, Bruton, Millfield, Hazlegrove, Bryanston and Milton Abbey.

PROPERTY INFORMATION

Services: Mains electricity and water. Private drainage. Air source heat pump. PV Panels.

Warranty: ICW 10-year structural warranty.

Local Authority: Somerset Council

Tenure: Freehold, with vacant possession upon completion.

Viewings: Strictly by appointment through Vicary & Co.

Directions: For satellite navigation purposes, the What3Words reference is ///cove.sparkles.purest.

From the A356 in Misterton, turn into Silver Street, opposite the primary school. Proceed beneath the railway bridge and immediately bear left into Mill Lane. Continue along this single-track lane to the Mill Farm development, situated at the end.

To the front, a generous driveway provides extensive off-road parking and leads to an attractive double open-fronted oak-framed garage, with an adjoining single storeroom featuring double doors.

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ADDITIONAL INFORMATION

Local Authority – Somerset

Council Tax – Band New Build

Viewings – By Appointment Only

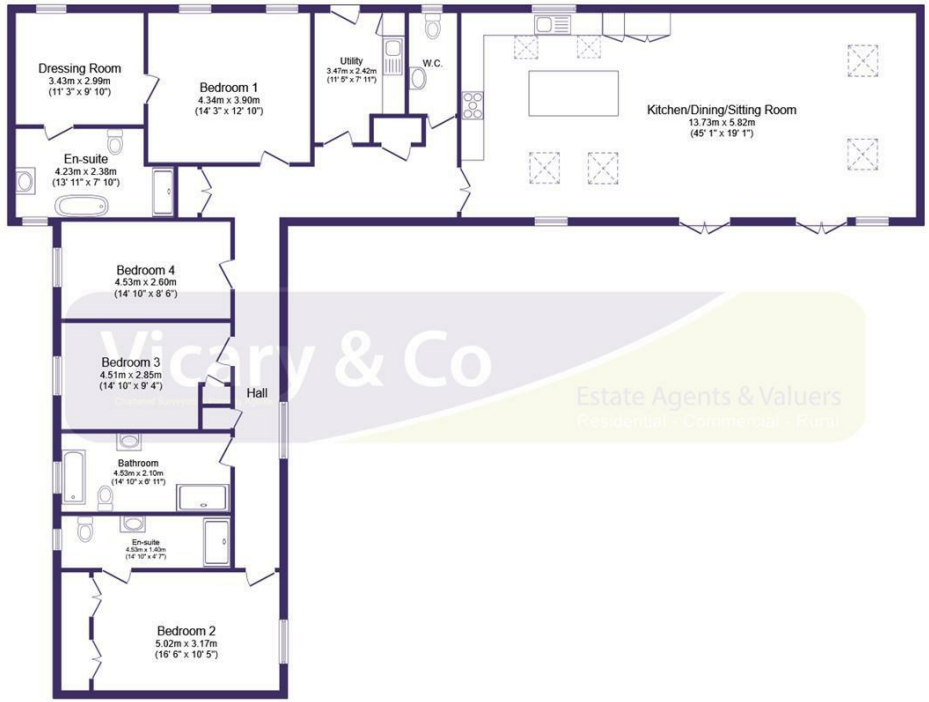
Floor Area – 2456.00 sq ft

Tenure – Freehold





Mill Lane, Misterton, Crewkerne

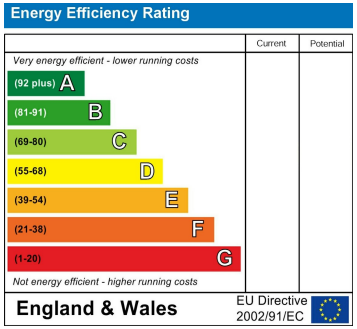


Ground Floor

Total floor area: 205.1 sq.m. (2,208 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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