



3 Stonehaven Barns, North Perrott, Crewkerne, Somerset

A new build modern barn conversion set in a high quality development located in a peaceful semi rural setting. Offering 3/4 bedrooms and open plan living accommodation.

Guide Price
£500,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

3 Stonehaven Barns, North Perrott, Crewkerne, Somerset, TA18 7SX

- Contemporary barn conversion
 - Architectural design
 - Energy efficient build
 - Spacious accommodation
- Enclosed garden overlooking a paddock
 - Timber framed carport

Viewing strictly by appointment through
Symonds & Sampson Beaminster Sales Office
on 01308 863100





This contemporary barn conversion offers a unique opportunity to purchase a stunning property set in an idyllic location surrounded by countryside yet within easy access of facilities. The property has all the benefits of a modern new build including thermoblock insulation and an air source heat pump. 3 Stonehaven Barns is finished to a high specification both inside and out with Clear Side Scandinavian larch cladding, aluminium bi folding doors and underfloor heating throughout. Full of light, many of the rooms have vaulted ceilings and tilt and turn windows overlooking the garden. Outside the garden is a perfect canvass to build the garden of your dreams with views over a paddock. Early viewing is strongly recommended.

Specifications

Steel framed buildings with Thermoblock and Celotech insulated walls
 Clear Side Scandinavian Larch with a 30 year guarantee
 Kingspan Quadcore insulated composite roof
 Aluminium bi folding doors
 Grant Heat source pump
 Underfloor heating throughout the property

Accommodation

The property is laid out as follows

A path leads up to the entrance door which opens into a spacious hall with all of the beautiful oak wood doors leading off the principle rooms. The cloakroom comes off the hall with WC and basin over. Also a utility cupboard with plumbing for a washing machine and a boiler room off the hall.

The main open plan living space is stunning with bi folding and sliding doors providing open views out to the garden. It is wonderfully light with a vaulted ceiling to give that designer feel. In the kitchen area you will find a contemporary range of base and wall units in anthracite grey topped with a sleek low profile Zenith compact worksurface. Integrated items include a 5 ring induction hob, an eye level double oven and a dishwasher. The kitchen area is separated from the main living area by a stand alone island which has large pan drawers on one side and a breakfast bar on the other. The main living area is very generous and offers a central feature of a stand-alone wood burner to give that extra sense of comfort.

There are 4 bedrooms in total. One of the bedrooms could lend itself to being a great snug as its also looks out over the garden and would make a cosy room for those winter evening or TV nights.

The master bedroom is located at the far end of the hall. This room has a front aspect and benefits from both a TV and telephone/data point. The en-suite comprises of a shower cubicle, wall hung vanity unit with basin and W.C. The guest bedroom also boasts an en-suite.

The family bathroom is part tiled and is fitted with a white suite consisting of a 'P' shaped panelled bath with mixer taps and over head shower, vanity unit with basin and W.C.

Outside

A shared sweeping drive leads you down to the development. There is an open framed car port providing numbered allocated parking spaces plus there is also an

additional two allocated parking spaces per property. To the rear of the carport are full height double-door storage sheds, one for each property on the site

To the front of the property is a gravelled area with a porcelain path leading to the parking. The rear garden is laid to lawn with post and rail fencing to the rear giving an open aspect overlooking the paddock beyond.

The property can be purchased with a paddock measuring just under an acre for an additional cost.

Location

North Perrott is a pretty village with many character houses and cottages and a number of modern properties. Village amenities include church, garden centre, The Manor Arms public house, bus service and private school. The nearest town of Crewkerne is situated approx. 3 miles distant with a larger range of facilities including banks, Post Office, schooling, supermarkets including Waitrose and a leisure complex. There is a main line station (Exeter - Waterloo) and the Jurassic coast is approx. 15 miles distant at West Bay.

Local Authority

Somerset Council www.somerset.gov.uk
 Council Tax Band yet to be assessed following completion of build.

Services

Mains water, electricity and drainage are connected.
 Air source heat pump with under floor heating throughout.

Superfast broadband is available. All four major networks offer indoor and outdoor mobile service.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=dt83rz&uprn=10002642366>

Property Information

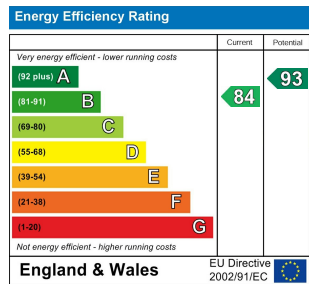
There are no current granted planning applications within the postcode which will effect the property, which we have been made aware of.

<https://planning.dorsetcouncil.gov.uk/searchresults.aspx>

As is often the case, the title register is likely to contain rights and covenants, please check with your legal adviser or call the office if you would like to discuss prior to making a viewing.

Directions

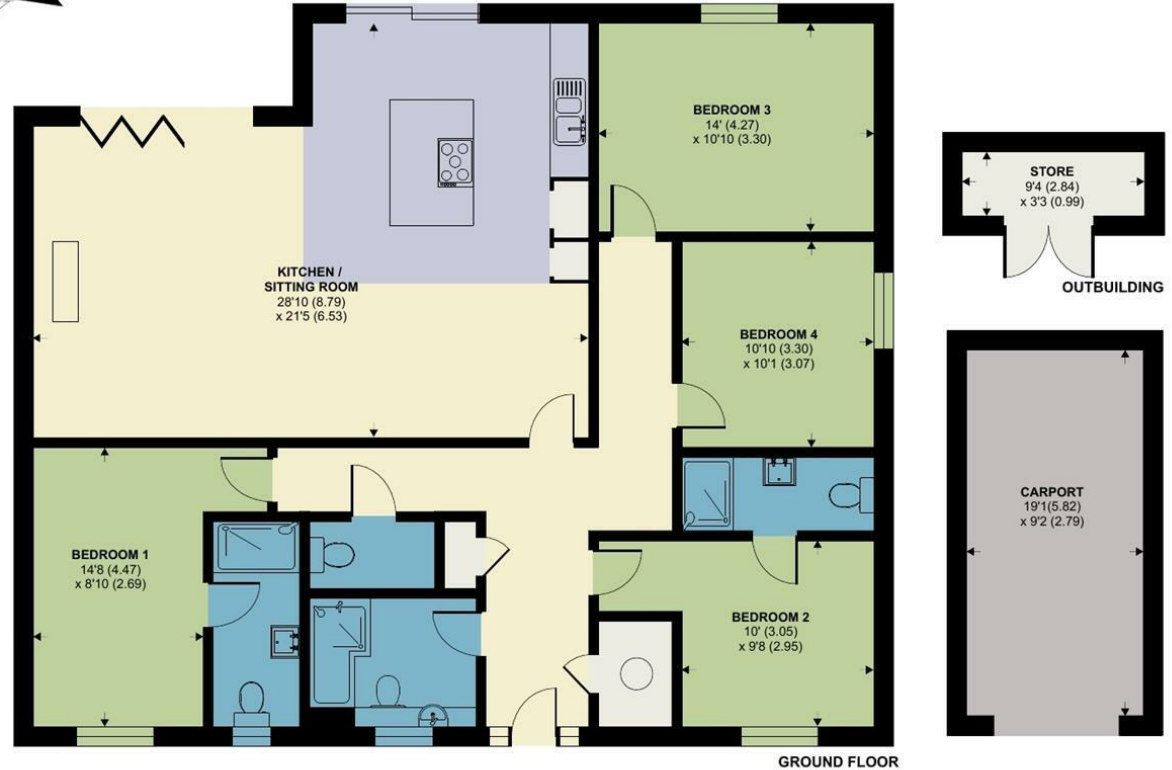
From Beaminster proceed north on the A3066 to the Misterton Crossroads (A356). Continue straight across signposted North Perrott and Yeovil. Continue through the village of North Perrott and as your proceed out of the village Stonehaven Barns will be found on the right-hand side denoted by a for sale board.



Stonehaven Barns, North Perrott, Crewkerne

Approximate Area = 1516 sq ft / 140.8 sq m
 Garage = 31 sq ft / 2.8 sq m
 Total = 1547 sq ft / 143.7 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). © nichecom 2023. Produced for Symonds & Sampson. REF: 1060800



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