



FOR SALE

Orchards Estates - Celebrating 10 years of helping you move



Granary Barton Close, Merriott, TA16 5QA

£220,000



ORCHARDS
ESTATES

Delightful and very spacious cottage with flexible living over 3 floors, part of a barn conversion offering lots of natural light in a comfortable secure setting. Property includes a range of benefits including downstairs underfloor heating, newly fitted kitchen, carport, and low maintenance small patio/seating area.

Currently used as a 1 main bedroom on the 2nd floor, with 1st floor room split as living area, home office and guest bedroom.

Granary Barton Court is a former farmyard which was remodeled approx. 7 years ago and has become an exclusive community of friends consisting of only 9 properties accessed via a private road.

Because of the secure setting, this property would suit a single person living alone, downsize home or 'lock up and leave'.

£220,000



LOCATION

Merriott is an historic village with a vibrant local community, offering something for all ages. The village has an excellent range of local services including a Budgens, petrol station with post office, the Feed Station Cafe, the Kings Arms with skittle alley, pharmacy, church, recreation ground, outdoor bowls club and both first school and pre-schools. Nearby Crewkerne, with a range of shops including a Waitrose Supermarket, is two miles away. Yeovil is only 7 miles away and offers a full range of high street shops and leisure activities. Originally based around three roads surrounding a large area of farmland, Merriott offers a wealth of footpaths, ideal for dog walking, through the heart of the village or in the beautiful surrounding countryside. The village lies four miles south of the A303 trunk road from London to Exeter and 16 miles east of the M5 at Taunton. A main line railway station for the London, Waterloo to Exeter line is at Crewkerne with trains leaving every hour.

Approach

Granary Barton is a small residential setting of Barn Conversions and is approached over a private road from Church Street. The property itself is set to one side and has a front patio garden with seating space.

Ground Floor

You enter to a spacious hallway with wide door to the front. The first internal door on your left opens to the kitchen/diner which is spacious and has a nice large front window providing a lot of natural light. There is underfloor heating and a well equipped kitchen which comes with a slimline dishwasher, electric oven and hob with extractor fan, integrated fridge/freezer all complemented with breakfast bar and to the rear a large pantry

cupboard. There is also plenty of space for a dining table and chairs. Also on this floor is a very handy downstairs WC. The entire ground floor is set over a porcelain tiled floor.

First Floor

Accessed over a split-level staircase with rear aspect opaque window this floor provides a very spacious living room which the current owner has divided into 3 zones, a comfortable evening TV viewing space; a home office and in the large alcove sits a double sofa bed, ideal for occasional guests. Also on this floor is a walk-in wardrobe, making the most of the space on offer in this sizeable property.

Top Floor

Another split-level stairwell provides access to the top floor which is set out as a large bedroom with dressing area and windows to the front and rear. The nicely appointed main bathroom is situated on this floor as well as the gas boiler on the landing.

Exterior

With no garden to maintain apart from your private front patio terrace, the aim here is to have a nice space and not have to work at maintaining it.

Parking

A carport is provided with the property and is included in the monthly maintenance fee of £52.

Material Information

- Council Tax Band: B
- EPC Rating: C
- Freehold with Management of External Area: £52 per annum currently and includes Car Port
- Mains Gas, Drainage, Water and Electricity



Directions

Use Merriott Bowls Club as a starting point and follow the road off Broadway onto Church Street. Drive past the right hand turn into Newchester Cross and take the next right, onto the private access road signposted Granary Barton. When you reach the bottom, you can park on your left or drive into the courtyard and drive straight to find the parking areas in front of the property.
<https://w3w.co/bouncing.misty.objecting>

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor 1



Floor 2



Floor 3



Approximate total area⁽¹⁾

66.07 m²
711.18 ft²

Reduced headroom

3.81 m²
40.97 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



01460 477977 or 01935 277977



www.orchardsestates.com



ORCHARDS
ESTATES

Orchards Estates, 17 North Street Workshops, Stoke Sub Hamdon, TA14 6QR

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.