



Flat 1 De Combe House

Mount Pleasant, Crewkerne, Somerset, TA18 7AH

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A spacious and elegant 3 bedroom period apartment with parking and private garden.

- Self-Contained with Private Entrance
- Utility Room
- Farmhouse Kitchen
- Formal Dining Room
- Sitting Room with Fireplace
- Principal Bedroom with En-Suite Bathroom
- Two Further Double Bedrooms
- Family Shower Room & Additional WC
- Private Courtyard Garden with Shed/Workshop
- Allocated Parking

GUIDE PRICE £400,000 (LEASEHOLD)

THE AGENTS SAYS...

Built in 1870's, Grade II listed De Combe House was formerly a grammar school before it was converted into quality and characterful apartments. Flat 1 is located at the rear of the building and has its own private entrance from the courtyard garden. Inside, the flat is well laid out and a superb size, with light-filled spacious rooms that have been beautifully decorated by the current owners in keeping with the history of the house.

ACCOMMODATION

The private entrance from the garden opens into a lobby, with the utility room to the left. The utility is perfectly formed with a Belfast sink, worktop, tiled splashback, space/plumbing for a washing machine and tumble drier, under sink storage, and wall shelves/hooks providing a space for everything.



The lobby opens to the central hallway from where the rest of the accommodation is accessed, with the bedrooms and bathrooms on one side, and the living accommodation on the other. The farmhouse kitchen is beautifully finished in a light palette with traditional style in-frame units. There is a double Belfast sink with spray hose tap, space/plumbing for a dishwasher, and plenty of storage space. The original fireplace has been turned into a lovely bookcase/display unit feature. There is a further access hatch to a loft space from the kitchen, with fitted ladder, boarding and light.

Adjoining the kitchen is the spacious formal dining room which comfortably accommodates a table for 8 but could seat more with ease. Between the dining room and sitting room, off the hall, there is a large walk-in storage cupboard with access to a useful boarded loft space for further storage. The south-facing sitting room is wonderfully elegant with great proportions and a central fireplace, enjoying views over the town and countryside beyond.

The principal bedroom is also south-facing and has a superb full-height bay window that makes a delightful dressing table area and again enjoys views over the town and countryside beyond. The en-suite is beautifully appointed and has a bath, separate shower, WC and twin sinks, and the bedroom has fitted wardrobes. The other two bedrooms are generously sized double rooms and also benefit from fitted wardrobes. Between the two bedrooms is the family shower room, an additional WC, and built-in cupboards offering plenty of storage for towels, linens and more.



OUTSIDE

A paved area leads around the side of the building and provides a private space to sit and relax under the cover of trees. A couple of steps lead up to the private courtyard garden which the current owners have filled with potted plants to create a lovely green area for outdoor dining and relaxing. The paved courtyard has a large timber shed/workshop which has a power, light and hot/cold water connections making it a really useful space for hobbies or to work from. There is a further lean-to stone store, outside tap, weatherproof power sockets, and space to dry laundry. The allocated parking for the flat is just outside the gate to the garden, at the rear. There is also a further timber pedestrian gate in the corner of the garden, used to put bins out and a quicker access point to walk down to the town.

SURROUNDING AREA

De Combe House is situated on the eastern edge of Crewkerne, an attractive and popular small town with a range of shopping, business and leisure facilities, including a Waitrose supermarket and mainline rail services to London Waterloo and Exeter. The A303 and the larger towns of Yeovil and Taunton are all within easy driving distance. The property also has easy access to the surrounding countryside and to the Jurassic Coast in Dorset.

LEASE DETAILS

Approx 983 years left on the lease
Management Charge £145 per month





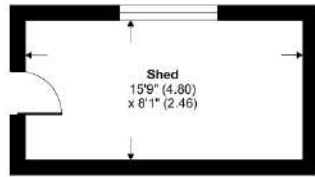
De Combe House, Mount Pleasant, Crewkerne, TA18

Approximate Area = 2177 sq ft / 202.2 sq m

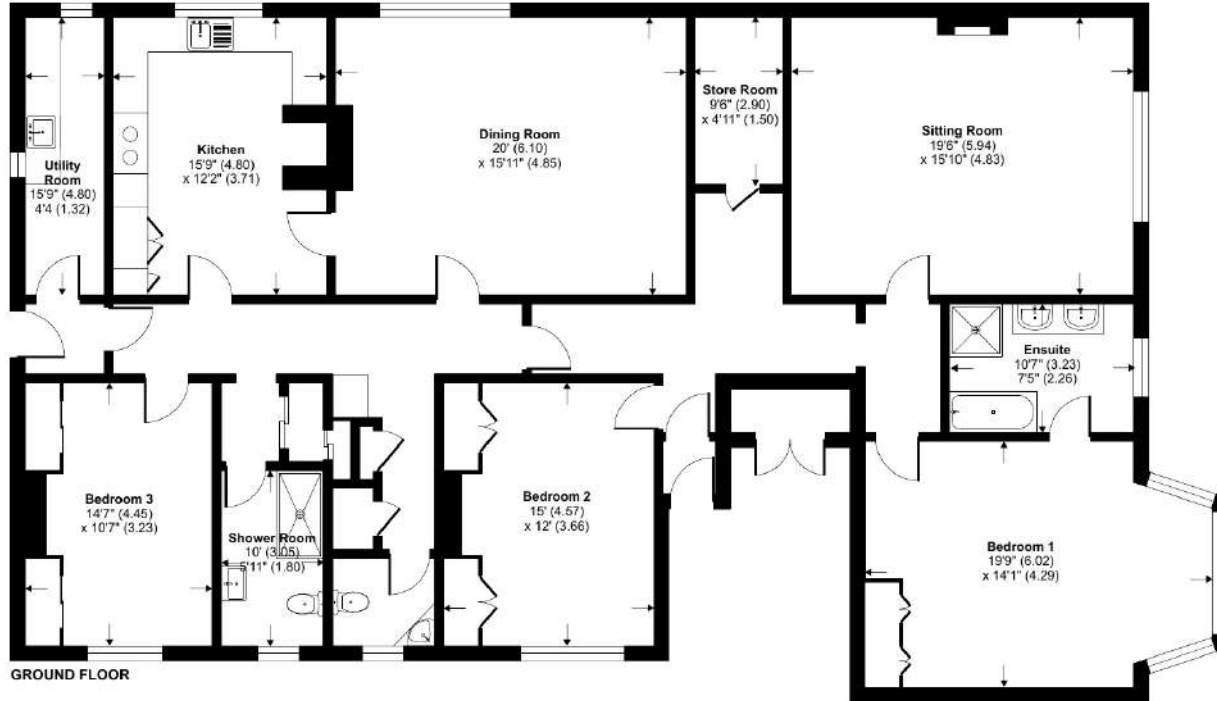
Outbuilding = 127 sq ft / 11.7 sq m

Total = 2304 sq ft / 213.9 sq m

For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Humberts. REF: 1134683

DIRECTIONS

From Yeovil follow the A30 into Crewkerne and shortly after entering the town De Combe House will be found on your right-hand side. Follow the drive up past the front of the building, and keep going until you are at the rear and you'll see a gate at the furthest point with No.1.

SERVICES

Mains water, drainage and electricity. Gas-fired central heating.

LOCAL AUTHORITY

South Somerset District Council - Band D

ENERGY PERFORMANCE CERTIFICATE

N/A

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