



Property Location

Located on the edge of the bustling market town of Crewkerne in South Somerset, Old Mill Lane with its converted mill house is surrounded by beautiful countryside but with the benefits of the shops, cafes and bars of the town a short walk away.

33 The Barley Yard, Old Mill Lane, Crewkerne, Somerset, TA18 7BQ

Approximate Gross Internal Area = 77.1 sq m / 830 sq ft

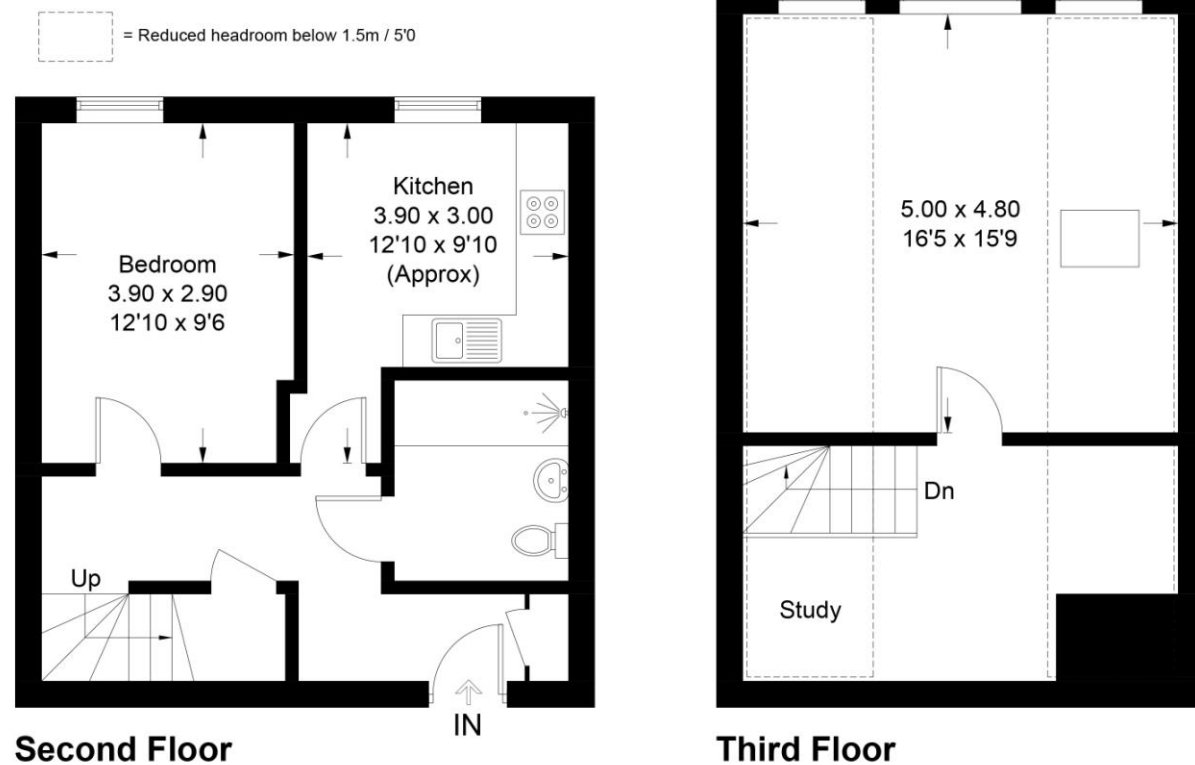


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1210757)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



The Barley Yard, Crewkerne

Asking Price Of £140,000

**33 The Barley Yard
Crewkerne
TA18 7BQ**

Key features:

- Penthouse Apartment
- Period Conversion
- Large Living Space
- Countryside Views
- Double Bedroom
- Office Space
- Storage Space
- Modern Fixtures and Fittings
- Service Charge £1500pa

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

A fantastic split level luxury penthouse in a converted mill with exposed oak beams throughout. With outstanding views across Crewkerne and the surrounding countryside this apartment boasts a finely-finished kitchen-diner, large bathroom, and double bedroom on the lower level. On the higher level there is a glorious living space with arched windows giving the fine views, together with landing area suitable as an office space. This apartment comes with one allocated off-road parking space.

ENTRANCE HALL Wooden front door from the communal stairwell and landing, opening into the apartment's main lower floor hallway. Doors leading to the kitchen, bathroom and bedroom and stairs rising to the upper floor. Neutral carpet and decor. Radiator. Two useful storage cupboards, housing the Baxi gas boiler and electrical consumer unit.

KITCHEN/DINER 12' 9" x 9' 10" (3.9m x 3m) Attractive room with exposed beams and a modern high-gloss fitted kitchen with space for a dining table to the side. Cream tiled flooring and white walls with pale grey tiles. Double glazed window with fine views.

Integrated electric oven, gas hob with extractor above, and fridge freezer. Space for washing machine. Oak effect laminate work surface. Radiator.

BEDROOM 12' 9" x 9' 6" (3.9m x 2.9m) Double bedroom with exposed ceiling beams and double glazed window to the side. Neutral carpet and decor. Radiator.

BATHROOM Modern bathroom with exposed beams and with white suite of toilet, pedestal basin and bath with shower above. Cream floor tiles and white tiled walls. Chrome heated towel rail and extractor fan.

STAIRS AND LANDING Carpeted stairs rise to the upper landing with an open space useful for storage or set up as a home office. Neutral decor and exposed beams.

SITTING ROOM 16' 4" x 15' 8" (5m x 4.8m) With the 'wow factor' the upper floor sitting room is spacious and light with 3 double glazed windows, including central arch, giving stunning views over the rolling South Somerset countryside. Exposed oak beams overhead with wood-laminate flooring and neutral decor provide a comfortable, attractive living space. There are two radiators and an additional Velux window overhead maximising the light and sense of space.

OUTSIDE The apartment benefits from one allocated off-road parking space. There is a communal bin store and bike shelter.

