

LYNN BROOK NEWBERY LANE

Misterton, TA18 8NE

Guide Price £500,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

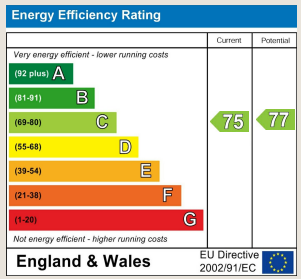
A spacious detached, four bedroom detached home with a one bedroom self contained annexe. The property benefits from generous gardens, ample driveway parking, two garages and a popular village location. In brief the accommodation comprises entrance hall, cloakroom, sitting room, dining room, kitchen, utility room, study/bedroom four and access to the annexe entrance hall. On the first floor, three bedrooms, cloakroom and bathroom. Annexe accommodation on the first floor comprises sitting room, kitchen, shower room and bedroom. Motivated sellers who have found their onward purchase.

Situation

Misterton is a small village located South of Crewkerne but within a short walk of Crewkerne Train Station, amenities including church, village hall, cafe, public house, garage/filling station and a tennis club. Near to Crewkerne, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety of schools and nurseries, other professional services and many social and sporting activities. A mainline rail service (London - Waterloo) is available from the town's station. A faster train service is available from Castle Cary to Paddington Station.

Local Authority

Somerset Council Council Tax Band: F
Tenure: Freehold
EPC Rating: C













PROPERTY DESCRIPTION

Entrance Hall
Amtico parquet flooring, radiator and stairs rising to the first floor.

Cloakroom
With a window to the rear aspect. Suite comprising low level WC, wash hand basin with tiled splashbacks.

Sitting Room
18'11" x 18'10" (5.77 x 5.76)
With dual aspect windows to the front and rear. Wall lights, radiator and an electric fire.

Kitchen
11'1" x 9'1" (3.38 x 2.79)
With a window to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl sink/drainer, integrated dishwasher, double oven, electric hob and an extractor fan over. Breakfast bar and tiling to all splash prone areas.

Dining Room
11'6 x 9'2 (3.51m x 2.79m)
With a window to the front aspect, amtico parquet flooring and a radiator.

Utility Room
10'2 x 6'2 (3.10m x 1.88m)
With doors front and rear, ample storage cupboards, plumbing for washing machine, fridge/freezer, and wall mounted gas central heating boiler (installed in December 2025.)

Study/Bedroom Four
12'11" x 8'7" (3.95 x 2.62)
With a window to the rear aspect, radiator and an under stairs storage cupboard.

Landing
With a window to the rear aspect. access to the loft and an airing cupboard.

Bedroom One
12'8" x 9'5" (3.88 x 2.89)
With a window to the front aspect, built in wardrobes and a radiator.

Bedroom Two
12'8" x 8'11" (3.88 x 2.72)
With a window to the front aspect, built in wardrobe and a radiator.

Bedroom Three
9'6" x 8'11" (2.90 x 2.74)
With a window to the front aspect, built in wardrobes and a radiator.

Cloakroom
With a window to the rear aspect and a low level WC and tiling.

Bathroom
With a window the rear aspect. Suite comprising bath with mixer taps, separate shower cubicle, wash hand basin with vanity storage, heated towel rail and tiling to all splash prone areas.

Annexe

Entrance Hall
With a window to the rear aspect, radiator, stairs rising to the first floor and a door into bedroom four.

Sitting Room
15'10 x 11'0 (4.83m x 3.35m)
A lovely sunny room with dual aspect windows to the front and side aspects and a television point.

Kitchen
11'11" x 9'10" (3.64 x 3.02)
With a window to the rear aspect. Fitted kitchen comprising wall and base units, shelving, drawers and work surfaces over. Stainless steel sink/drainer, plumbing for washing machine, electric cooker point, space for fridge/freezer, tumble dryer and tiling to all splash prone areas.

PROPERTY DESCRIPTION

Bedroom One
12'10 x 8'10 (3.91m x 2.69m)
With a window to the front aspect, television point, built in wardrobes and a radiator.

Shower Room
With a window to the rear aspect. Suite comprising corner shower cubicle, wash hand basin with vanity storage, low level WC, heated towel rail and modern splashbacks.

Garage
15'9" x 11'9" (4.81 x 3.59)
Up and over door, light, power and a tap.

Garage
18'1" x 8'10" (5.53 x 2.71)
With a window to the side aspect and storage in the loft.

Outside
To the front the garden is a lovely size, laid to lawn, rose gazebo, mature hedging, a stream nearby and ample driveway parking leads to the garages. The rear garden offers a good degree of privacy, on three levels of terrace, it has been professionally landscaped, large patio area with summerhouse, On the second level, additional patio, mature trees and shrubs. Further garden, which is level, two apples, mature shrubs, the sellers have allowed the garden to become natural. A wooden gazebo, seating area, outside power point, outside tap and three water butts.

Agents Note
Council Tax Band - F. Mains water, drainage, gas and electricity. The gas central heating boiler was installed in December 2025. The solar panels were installed in 2014 and are owned outright. Newbery Lane is partially unadopted by the Council. The sellers have experienced surface water flooding twice in 13 years of ownership due to the brook, there is a "village team" in place to ensure that the brook is kept clear and the water flows. The property nor garage have ever flooded.



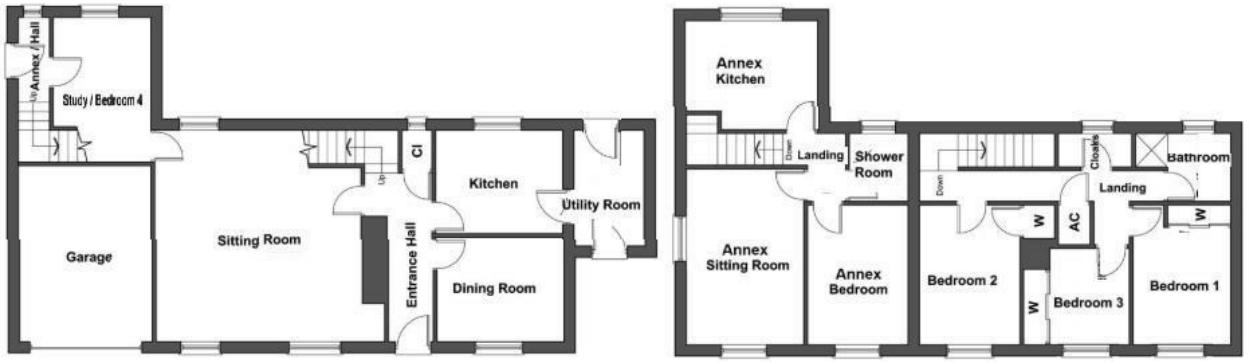














TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

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