

4 Stonehaven Barns







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North Perrott, Crewkerne, TA18 7SX

Crewkerne 3 miles. Bridport 13 miles. West Bay/Jurassic Coast 15 miles.

A stunning contemporary new barn conversion in a lovely private edge of village location

- Impressive new build contemporary dwelling
- 3 Bedrooms, dressing room
- Wonderful open plan living/dining room/kitchen
- Garden, carport and allocated parking
- Exclusive and private setting
- Very spacious 1,350sqft
- 2 Bathrooms (1 en-suite) plus cloakroom
- Very high quality specification and contemporary features
- Adjoining woodland/copse with workshop available- up to 1.817 acres - Guide Price £75,000 for all or less for part
- Freehold. Council Tax Band D

Offers In Excess Of £475,000

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THE PROPERTY

Stonehaven Barns is a very select and exclusive development of just four new build barn conversions, in a lovely private and exclusive edge of village location, close to open countryside. The properties have been architect designed and newly converted to a very high standard from former farm buildings, having attractive Scandinavian larch cladding elevations.

No. 4 will be sold with the benefit of a 6-year structural warranty with effect from June 2025.

The spacious and well planned accommodation offers many contemporary design features including high vaulted ceilings and deep windows, with a generous net floor area of 1,350sqft.

The property has been completed to a very impressive specification and offers impressive high energy saving credentials.

The many excellent features include air source underfloor central heating, sealed unit windows and bi-folding doors, well equipped contemporary kitchen with comprehensive appliances (electric oven, electric induction hob, integrated dishwasher), attractive contemporary bathroom/shower room fittings, oak veneer internal doors, LED low energy downlighters, multi-fuel stove to the living room, low maintenance luxury vinyl flooring and fitted carpets, plus extensive TV, telephone and data points.

The property also benefits from landscaped gardens, carport with very useful storage shed and allocated parking.

The rear garden backs onto woodland/copse, under the seller's ownership and part or whole is available by separate negotiation.
Viewing of this stunning contemporary new home is strongly recommended by Stags.

OUTSIDE

Stonehaven Barns are approached over a long driveway leading to a turning and parking courtyard.

Single oak-framed carport with large timber store shed below.

There are also two allocated parking spaces plus guest parking.

The property has a gravelled front area together with porcelain paths and side pedestrian access. The rear garden is fully enclosed with a full width adjoining porcelain terrace onto a good sized lawn.

In the woodland there is a very secure storage unit/workshop with CCTV in place, the unit is roughly 10m x 6m and has its own water mains supply in the woodlands and an additional mains water supply in another location of the woods, the property runs of its own 3 phase electricity. It has vehicular access from its own private track off Stonehaven Barns and also off Stonage Lane.













SITUATION

Stonehaven Barns occupies a lovely private and exclusive setting on the edge of North Perrott village and close to open countryside. The village is very pretty, containing a whole number of period houses and cottages and is a thriving community with excellent local amenities including a public house, village hall, garden centre, private school and bus services.

The town of Crewkerne is very nearby offering comprehensive facilities and supermarkets including Waitrose, together with a mainline rail service to London Waterloo and the West Country. The thriving historic market town of Bridport is also not far away, with its popular twice weekly street market, and just beyond is the stunning Jurassic Coast at West Bay, with its attractive harbour, bathing beaches and wonderful clifftop scenery.

SERVICES

Mains water, electricity and drainage. Air source central heating.
Broadband - Standard up to 4Mbps and Superfast up to 72Mbps.
Mobile phone service providers available are Three for voice and data services inside and outside and Vodafone, EE and O2 for voice and data services outside.
(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

MANAGEMENT COMPANY

A management company has been set up for the upkeep of the driveway/communal areas – Stonehaven Barns Management Company. Each of the four dwellings will have a 25% share of the company and as equal directors. It has been designed to be kept very simple.

AGENTS NOTE

Please note that the furnished photos are of the neighbouring property which has already been sold.

VIEWINGS

Strictly by appointment with Stags Bridport.

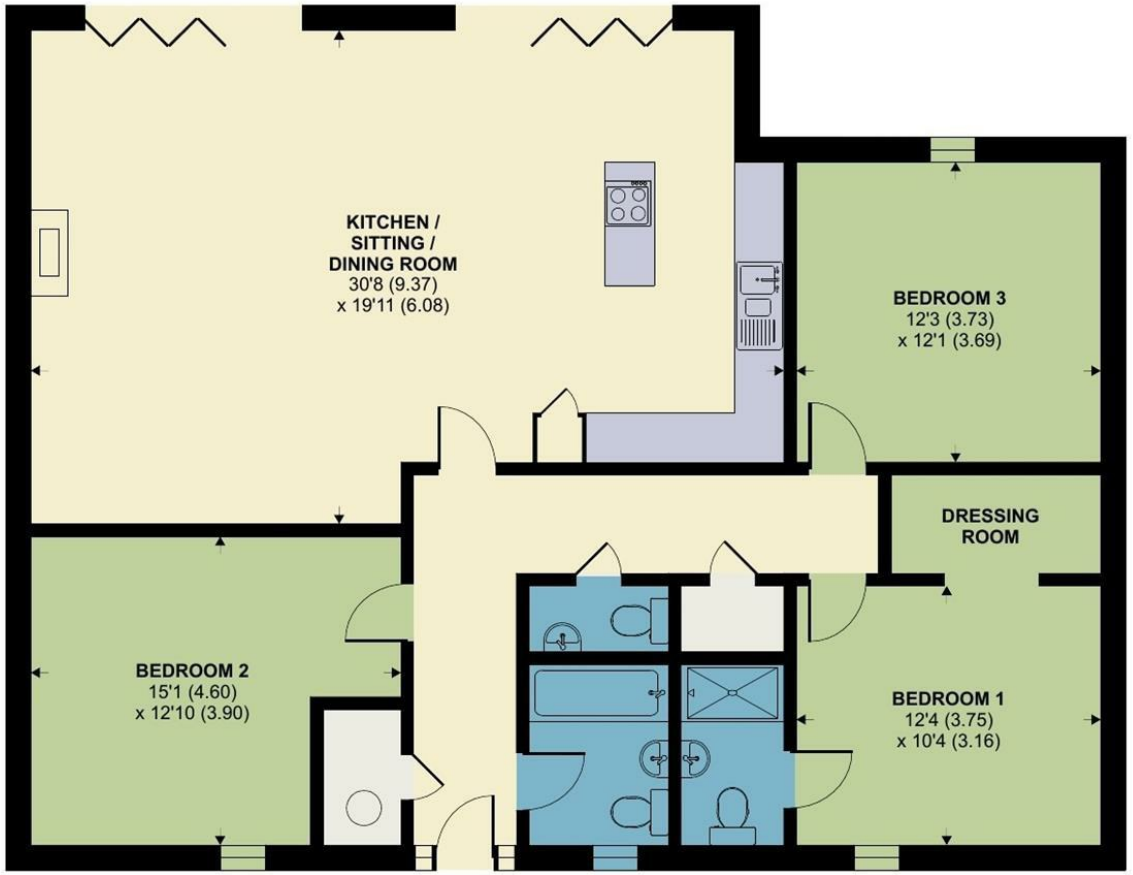
DIRECTIONS

From Bridport follow the A3066 towards Crewkerne. Continue through Mosterton and after a few miles, at the next crossroads, continue across signed North Perrott. Pass through the village and after the Garden Centre, the entrance to Stonehaven Barns is just over 0.1 mile on the right.
What3Words: ///jazz.outsmart.slam

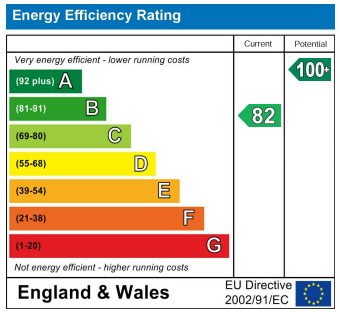
Stonehaven Barns, North Perrott, Crewkerne

Approximate Area = 1350 sq ft / 125.4 sq m

For identification only - Not to scale



GROUND FLOOR



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.










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