

1 Stonehaven Barns

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North Perrott, Crewkerne, TA18 7SX

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

A superb and very spacious contemporary barn conversion in a wonderful edge of village setting

- Impressive newly converted contemporary dwelling
- Very high quality specification and contemporary features plus many extras since new
- Stunning open plan living/dining room/kitchen
- Carport and generous allocated parking
- Must be seen to be appreciated
- Very generous 1,535sqft
- 4 Bedrooms, 3 bathrooms (2 en-suite), cloakroom
- Sunny and secluded south/west-facing garden featuring quality contemporary studio/home office
- Exclusive and private country setting
- Freehold. Council Tax Band D

Guide Price £499,950

Stags Bridport

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@StagsProperty

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 with a Kingspan Quadcore high insulation composite roof and Thermoblock wall insulation.

No. 1 is one of the largest properties with a very generous floor area of around 1,535sqft and occupies a choice position, enjoying a very sunny south/west-facing rear aspect onto fields. Under the current ownership since 2024, newly converted in 2022, the property features a whole number of added extras and alterations.

The attractive and well thought out accommodation has many contemporary design features including high vaulted ceilings and deep windows. It was completed to a very impressive specification and offers excellent high energy saving credentials (the current EPC rating of B could be upgraded to A with the addition of solar panels on the large south/west-facing roof).

The many impressive features include energy efficient air source heating system and underfloor heating throughout, heating thermostats in all rooms, sealed unit tilt/turn windows and bi-folding doors, well equipped contemporary kitchen with comprehensive appliances (built-in dishwasher, eye-level double oven and a 5-ring induction hob with a large kitchen island), oak veneer internal doors, LED low energy downlighters, log burner to the living room, integrated smoke alarms and fire sprinkler system throughout, low maintenance luxury vinyl flooring, attractive contemporary bathroom/shower room/cloakroom fittings, plus extensive TV, telephone and USB points together with integral blinds and plantation shutters.

The accommodation extends to – Reception hall, plant room with plumbing for washing machine, utility cupboard, cloakroom, open plan living/dining room/kitchen (three bi-folding doors from the living room area lead directly onto the garden and French doors link the kitchen and garden together), bedroom 1 with en-suite shower room, bedroom 2 with en-suite shower room, bedroom 3, bedroom 4/study, family bathroom.

Further big features of the property include the very sunny and private and south/west facing landscaped rear garden backing onto fields and incorporating a superb purpose-built garden studio/home office and nearby carport with very useful storage and generous allocated parking.

The property would be equally ideal for a young family, a retired couple or as a lock-up and leave second home.

Viewing of this stunning home is strongly recommended by Stags.

OUTSIDE

A shared sweeping driveway leads to two numbered allocated parking spaces plus a further numbered space in the timber-framed carport. There are also two visitors' spaces.

To the rear of the carport is a full height double door wooden store, handy for bicycles, lawnmowers etc.

To the front of the property is a gravelled area with porcelain paths.

The rear garden is mainly down to lawn together with a very large full width porcelain paved patio area with a part covered seating area, plus post and rail fencing, overlooking the meadow.

Also in the garden, a purpose-built fully insulated office building designed by Chelsea Flower Show designer, James Grey, constructed in the same larch clad style as the property, with floor to ceiling lockable double glazed windows featuring modesty blinds, full electrics and lighting with separate fuse box, 13amp sockets and USB points.













SITUATION

Stonehaven Barns occupy a lovely 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.

The M5 is just 30 minutes' drive and Exeter, Bath and Bristol are within easy reach. The A303 is a 15 minute drive and connects the West Country to Oxford, the M40 and London.

SERVICES

Mains water, electricity and drainage. Air source central heating.
Broadband - Standard up to 4Mbps and Superfast up to 62Mbps.
Mobile phone service providers available are Three for voice and data services inside and outside and EE, O2 and Vodafone 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

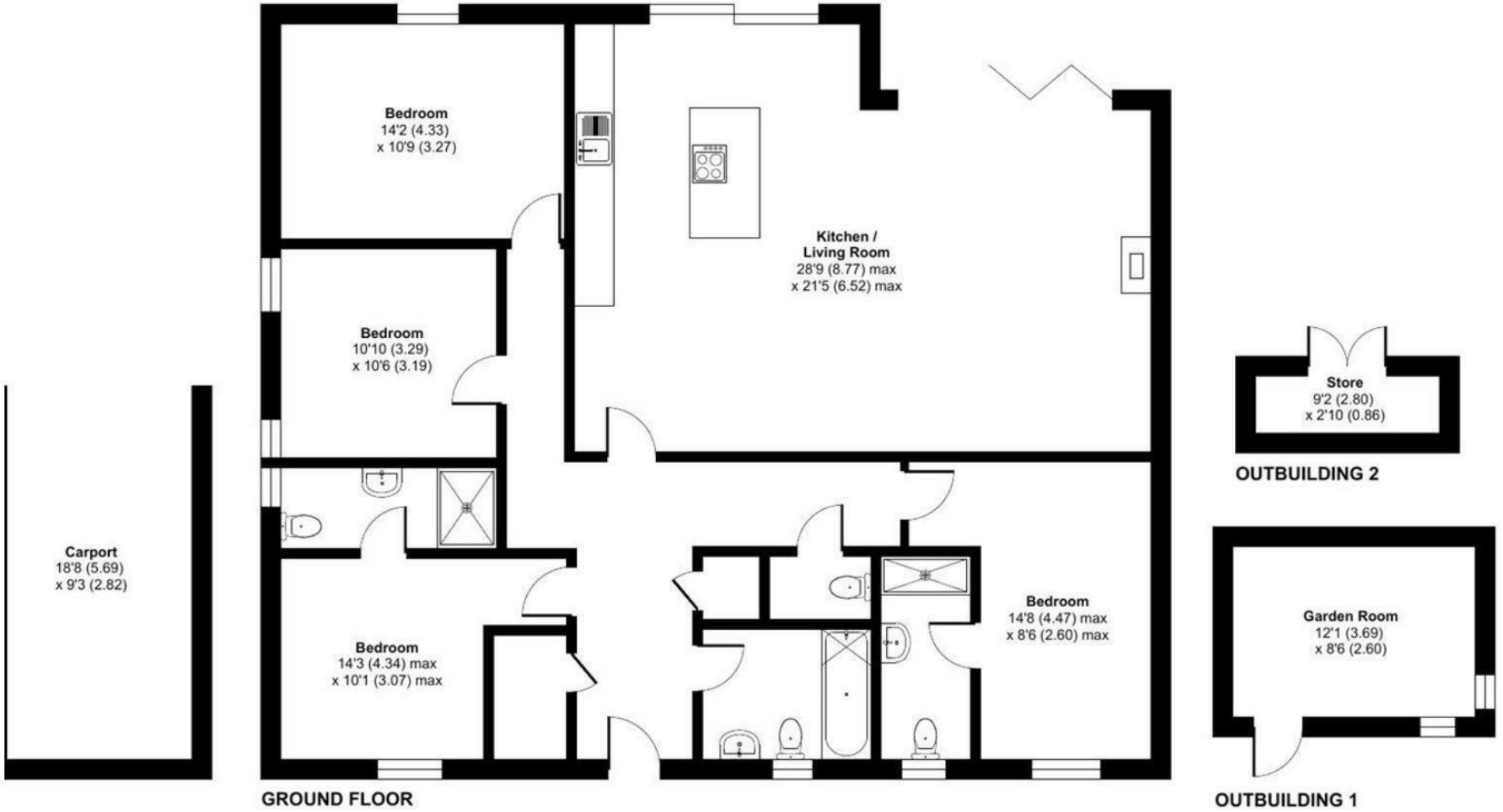
A management company has been set up for the upkeep of the driveway/communal areas – Stonehaven Barns Management Company – Each of the 4 dwellings will have a 25% share of the company and as equal directors. It has been designed to be kept very simple.

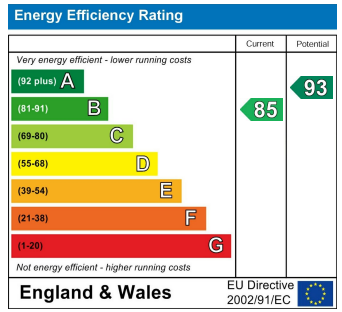
VIEWINGS

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: ///rural.backtrack.lodge





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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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