



Symonds
& Sampson

14 Church Street
Crewkerne, Somerset

14 Church Street

Crewkerne
Somerset TA18 7HU

Set in the middle of the pretty Georgian town centre, this substantial period home feels like its own little oasis with its own attractive walled garden and ample parking. Offering spacious and flexible accommodation with the option of 4-6 bedrooms and 2-4 reception rooms it includes potential for a ground floor suite, and is ideal for families or those needing multi-generational living space or those looking to run a business from home.



- Attached period townhouse
- Substantial character accommodation over three floors
 - Options for multi-generational living
 - Scope for ground floor bedroom suite
- Beautiful extended open-plan kitchen / dining / living space
 - Two / three further reception rooms
- Generous private parking and beautiful walled gardens

Guide Price **£595,000**

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

Offering much more than meets the eye this substantial mid-19th-century home has been thoughtfully adapted over generations to create a characterful and versatile living space, while still preserving much of its original charm. Properties of this era rarely offer off-road parking, yet this home provides it in abundance, with space for multiple vehicles in tandem via the integral carport and courtyard.

The current owners have tastefully extended the rear to form a stylish and on-trend open-plan kitchen, dining, and family area, seamlessly combining practical contemporary living with traditional period charm. A former ground-floor WC / utility area offers potential to be converted into a shower room, which would work particularly well alongside the neighbouring study—ideal for creating self-contained, single-level accommodation for a dependent relative if required.

Combined with its spacious walled rear gardens, this is a truly attractive home in a convenient and well-connected location, offering the potential to serve as a long-term family residence throughout every stage of home ownership, just as it has for the current vendors.





ACCOMMODATION

While the property is most commonly accessed via side doors from the driveway, there is also direct entry through the original front door into a well-proportioned study at the front of the ground floor. With its own independent access, this space is ideally suited for anyone wishing to run a home business or meet clients without passing through the main living areas. It could equally be adapted into a ground floor bedroom with an adjoining shower room, offering potential for single-level living for a dependent relative, subject to the necessary consents and alterations.

The inner hallway features an elegant Georgian staircase with an attractive banister, rising to the first floor and illuminated naturally by a Velux window above. The sitting room is warm and characterful, with an inglenook fireplace now fitted with a more practical contemporary wood-burning stove. The adjoining formal dining room continues this sense of period charm, featuring flagstone floors and a decorative cast iron fireplace.



A bright cloakroom has been added as part of the kitchen reconfiguration, while the former WC/utility space remains available (as previously mentioned) for reinstatement or alternative use, depending on requirements. The impressive kitchen/breakfast room provides a superb sociable heart to the home, blending modern styling with the character of the original building. A sloping ceiling with Velux windows ensures plenty of natural light, while large glazed doors open directly onto the walled garden, creating a seamless connection between indoor and outdoor living throughout the seasons. This space truly forms the hub of the home, centred around a large island with power and phone charging points, doubling as a breakfast bar for informal gathering. Sage green cabinetry includes a pull-out larder, integrated dishwasher, and space for a range cooker, complemented by oak worktops and stylish metro tiling. Alongside a ceramic sink, there is also a separate butler-style sink for added practicality and an integrated washing machine, creating a useful utility style area to one side of the kitchen.

On the first floor, the rear of the property forms a semi self-contained principal suite with lovely views towards the parish church, comprising a generous bedroom with vaulted ceiling and exposed beams, a spacious landing/dressing area with extensive fitted wardrobes, and a family bathroom fitted with a modern suite including twin "his and hers" basins, WC, bidet, and a bath with shower over. There are three further well-proportioned bedrooms on this level, including a guest bedroom with its own en suite shower room and pleasant garden views, plus two additional double bedrooms to the front.

The second floor, accessed via an original staircase, is a substantial dual-aspect attic room with excellent ceiling height and exposed beams. Currently used as a large playroom, it would also work well as a spacious bedroom for an older child seeking their own private space.

OUTSIDE

Although situated in the heart of the town centre, this property benefits from



the rare advantage of a substantial amount of off-road parking. An integrated carport leads through to a private, enclosed courtyard beyond providing further tandem parking and access to the side and rear doors to the house which you are likely to use on a day to day basis. Double doors at the front allow for complete privacy from the road when closed, while a smaller internal door provides convenient pedestrian access when needed.

To the rear, the gardens are surprisingly spacious and in addition to the courtyard / driveway area extend to almost 100 ft at the rear. They feel like a hidden retreat, unexpected for such a central location. Beautifully arranged and largely enclosed by walls, they are divided into distinct sections. Immediately behind the house is a sheltered walled garden with planted borders and a flowering cherry tree. A substantial timber summerhouse, complete with power, enjoys a sunny southerly aspect and offers an ideal space to relax.

A striking Rambling Rector rose drapes over an archway leading to a second

garden area, which features a stone-built garden store along with a separate timber shed/workshop and good size lawns. Beyond this lies a more practical growing area, partially screened by climbing plants such as honeysuckle. This space is well-suited to keen gardeners, with established features including raspberry canes, an asparagus bed, a grapevine, a former chicken coop, and a greenhouse.

SITUATION

Crewkerne is a pretty and friendly market town. Its predominantly neo-Georgian and Victorian town centre streets offer a range of high street stores including a Waitrose supermarket and many independent retailers, a range of local pubs, cafés, large indoor swimming pool and gym complex. The town has several schools covering all age groups. Crewkerne is well served in terms of public services with its own small hospital, GP surgeries and dentists. Mainline railway station (London Waterloo – Exeter) whose nearest stops include the larger town of Yeovil, and historic Abbey town of Sherborne. To the west the line



heads down towards the Dorset coast. The Jurassic Coast World Heritage Site including the famous sea-side town of Lyme Regis, lies about 30 minutes' away.

DIRECTIONS

What3words/////breath.fidgeted.officers

SERVICES

Mains gas, electricity, water and drainage are connected.

Superfast broadband is available. There is mobile coverage at the property, please refer to Ofcom's website for more information.

MATERIAL INFORMATION

Somerset Council Tax Band E

The property is Grade II listed and is located in the town's designated Conservation Area.

Church Street, Crewkerne

Approximate Area = 2517 sq ft / 233.8 sq m

Limited Use Area(s) = 155 sq ft / 14.3 sq m

Total = 2672 sq ft / 248.1 sq m

For identification only - Not to scale



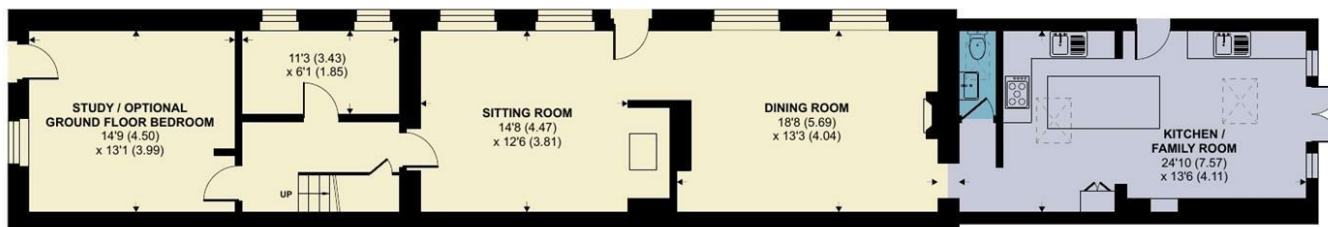
Denotes restricted
head height



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1457001



ILM/AJW/060526



01460 200790

ilminster@symondsandsampson.co.uk
Symonds & Sampson LLP
21, East Street,
Ilminster, Somerset TA19 0AN



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT