



BY DESIGN

Old Court Bungalow

Henley Road, Misterton, TA18 8LS

A charming two bedroom bungalow set within walled gardens.

A one-off, detached home with a self-contained annexe, triple garage and delightful walled gardens - once part of historic Henley Manor.

Set within the peaceful and picturesque village of Misterton, just moments from Crewkerne, Old Court Bungalow offers a rare combination of charm, privacy and flexibility.

Originally forming part of the grounds of Henley Manor, this beautifully presented detached home sits within enchanting walled gardens, providing an exceptional sense of seclusion and character.

With its single-storey layout, self-contained one-bedroom annexe, and substantial triple garage, the property is perfectly suited to both modern family living and multi-generational needs.





















Key features

Main Bungalow

The entrance hall provides an impressive welcome, leading through to the generous open-plan living and dining room. A wood-burning stove creates a cosy focal point, while large dual-aspect windows frame the gardens beyond.

From here, bi-fold doors open to the garden room, flooded with light, offering direct access to the private courtyard terrace.

The kitchen is well-appointed, featuring a newly fitted Zanussi double oven and electric hob, alongside excellent storage and preparation space. A separate utility room provides additional convenience, housing further appliances and the oil-fired boiler.

The principal bedroom suite is impressively proportioned, extending over 20ft in length - a peaceful retreat with ample space for wardrobes and furnishings. The second bedroom, a comfortable double, includes an en suite shower room, while the family bathroom features a bath, wash basin, and WC.

The Annexe

Beyond the garden walls lies one of the property's finest features - a detached one-bedroom annexe, converted from a former stable block. With its own private entrance, the annexe includes an open-plan kitchen and living space, a double bedroom with built-in storage, and a modern shower room. Ideal for multi-generational living, or guest accommodation.

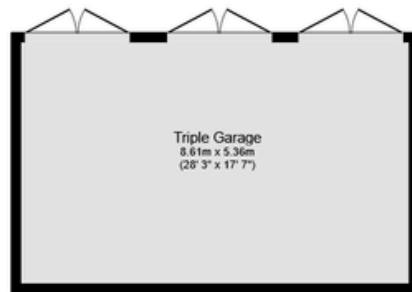
Outside

The the enclosed gardens are beautifully presented, combining manicured lawns, stone terraces, and mature planting. Fragrant wisteria adorns the wooden pergola, while established borders and flowering shrubs add colour and interest throughout the seasons. A summer house with power and air conditioning offers the perfect spot for hobbies. There is a triple garage with power, light, and overhead storage, along with a driveway for several vehicles. An additional garden area, planted with fruit trees and enjoying views over open fields, lies just beyond the driveway.



Annexe

Floor area 50.6 sq.m. (545 sq.ft.)



Garage

Floor area 46.1 sq.m. (497 sq.ft.)

Total floor area: 211.6 sq.m. (2,278 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Ground Floor

Floor area 114.9 sq.m. (1,237 sq.ft.)



Energy Efficiency Rating			Energy Efficiency Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very energy efficient - lower running costs		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		77
(55-68) D			(55-68) D		
(39-54) E		60	(39-54) E		
(21-38) F			(21-38) F	40	
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	

About the area

Misterton & Crewkerne

Misterton, is on the outskirts of Crewkerne, which is an active market town, offering a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small community hospital, dentist's, a variety of schools and nurseries. A mainline rail service (to London Waterloo) is available from the town's station and is within walking distance.



Somerset

A mesmerising county nestled in the scenic south west of England.

Famed for attractions like Glastonbury Tor, Wells Cathedral, Cheddar Gorge & Caves, The Levels and of course, The Mendip Hills Area of Outstanding Natural Beauty.

Somerset is a rural area, with plenty of farming and is well known for the production of cheese and cider.



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International audience

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