



FOR SALE

Dairy House, Middle Chinnock, TA18 7PN

£900,000



ORCHARDS
ESTATES

One of the best examples I have seen recently of a beautifully maintained home, ideal for those who want spacious rooms, peace and quiet, a few neighbours (but not too many).

This is a home that is a credit to the current owners and presents as a cherished residence.

Set on the junction of the quiet single lane country roads off Broadstone Lane which leads to the organic farm (which supplies Yeo Valley produce). This handsome home is accessed over a tarmac driveway, which is gated and leads to the parking and turning area including the extra wide garage with additional storage to the rear.

The rear of the house is accessed over the wide and elevated rear terrace and offers fantastic views across the countryside.

There are unspoilt views from every window of this property.

£900,000



LOCATION

Middle Chinnock is tucked away and is a very friendly, if somewhat private, small community of approx. 44 period and hamstone individual residences with the central church (records show a church has been here since Norman times) of St. Margarets, described as a 'gothic and saxon edifice' and offers a tranquil setting within with the closest neighbouring villages of Chiselborough, Norton-sub-Hamdon and West Chinnock. The location is also within easy driving distance of the main town of Crewkerne which is adorned with historical buildings and private houses, along with further developments over the past 40 years. It is an attractive town offering an excellent range of shops, pubs, restaurants, supermarkets including Waitrose, schools, and churches as well as a main line rail connection to London Waterloo. Much of the surrounding countryside on the Somerset/Dorset border is designated as an area of Outstanding Natural Beauty.

Approach

The Dairy House is a charming hamstone residence set on the edge of the serene enclave of Middle Chinnock (Cinuc or Cinioc in Anglo-Saxon Chronicles of the 10th century). The house is set in an elevated position on the very edge of this small grouping of individual hamstone homes and offers unspoilt views across the rolling hills and organic farmland which surrounds this little island of tranquility. To the front is the main entrance providing side access to the rear parking and turning space, including the extra wide garage with a very handy rear workshop/store area. Set off to the side of the parking area is access to the rear terrace.

Living Space

The kitchen is a major feature of this home, set out to make the most of the triple aspect, stone mullioned windows to the front and side and double-glazed windows to the rear which offers an abundance of natural light and views to the surrounding

countryside. The centre is spacious enough to accommodate a large table and the amount of storage, workspace and sensible layout of ovens, cookers and the impressive AGA are testament to the current owner who is a very keen baker. Off the kitchen is a utility room with a range of white goods and ideal for additional storage. Entering from the kitchen into the dining room with a feature hamstone inglenook fireplace including an inset bread oven beamed ceiling and hamstone front aspect windows. This is where you start to really appreciate how well presented and cared for this home has been. To the rear of the dining room is the home office, off this comes an additional room offering the benefit of a downstairs shower room and WC. Moving further into the house you next come to the main entrance which is wide and provides access to the gentle stairs leading to the first floor. Yet another feature is the high set front aspect window which casts a nice natural light into this space. The final room downstairs is the living room, an impressive entrance, as there are several steps down to this space. First you notice the plentiful light on offer from the two front and two rear facing hamstone stone mullioned windows, then you catch sight of the impressive Hamstone fireplace with inset log burner.

Upper Floor

The stairs from the entrance emerge into a T junction landing at the top of the stairs with 3 rear aspect windows (2 are Velux type). Along the landing to the right is the principal bedroom at the very end. This is a very spacious and light room with side and front aspect stone mullioned windows offering yet again, outstanding views across the neighbouring countryside as well as built-in storage and a recess for a dressing table. Back into the upper hallway and as you walk back towards the stairs, you pass the 3rd bedroom, used currently as a dressing area and hobby room with front aspect window, built in storage and even a delightful decorative fireplace. Back to the stairs and we are now moving to the left. The first room on your left is very spacious and well-appointed bathroom with separate bath and shower area. The last room is then the 2nd bedroom and what a lovely space with front and rear aspect windows, built-in storage.



Rear Terrace and Main Garden

The rear terrace is an outstanding private space which is elevated and accessed directly from the kitchen area. Laid to patio with side trellis to separate from the parking area, the elevated patio provides an absolutely gorgeous outlook over farmland and hills beyond (Broadstone is the Organic Dairy which supplies to Yeo Valley and is part of the Warren Trust). To the side is a manicured lawn area with hedging and a central feature tree. From here you can access a gate which brings you to the side of the home where there is a very private manicured garden, again with high hedging and stone built wall, this also provides an access path to this side of the house and back around to the front garden.

Lower Rear Garden

High hedging and some well-placed trees including silver birch, ensure that from your view from the upper terrace you will always have something to catch your eye.

Front Garden

The front of the house is picture postcard and really does set the bar for the remainder of the home with carefully maintained shrubbery, rockery and elevations.

Driveway, Garage and Workshop/Store

The driveway is gated and set on a tar base with loose gravel area set aside and able to take up to four cars. This leads to the extra wide garage which is well positioned in relation to the house and comes with electric lighting and electronic controlled roller door. To the rear of the garage is a workshop/store with electric lighting and rear window offering a nice view out to the garden.

Material Information

- Detached Freehold Property.
- Grade II Listed (c. 1764).
- Mains Drainage, Water and Electricity.
- Oil Fired Combi Boiler for Central Heating and Hot Water System.
- Immersion Tank also installed.
- AGA (serviced yearly).
- The property is not in a Conservation Area.
- No TPO's (Tree Presentation Orders).
- The Loft is boarded and has lighting.
- Double Hedged grounds.
- Flood Zone 1: Land within flood zone 1 has a low probability of flooding from rivers and the sea. We have been reliably informed by the vendor that this house has never flooded.

Brief Historic Information

Archaeological Finds in the immediate area include shards of pottery and flint flakes of the Romano-British era (1st Century).

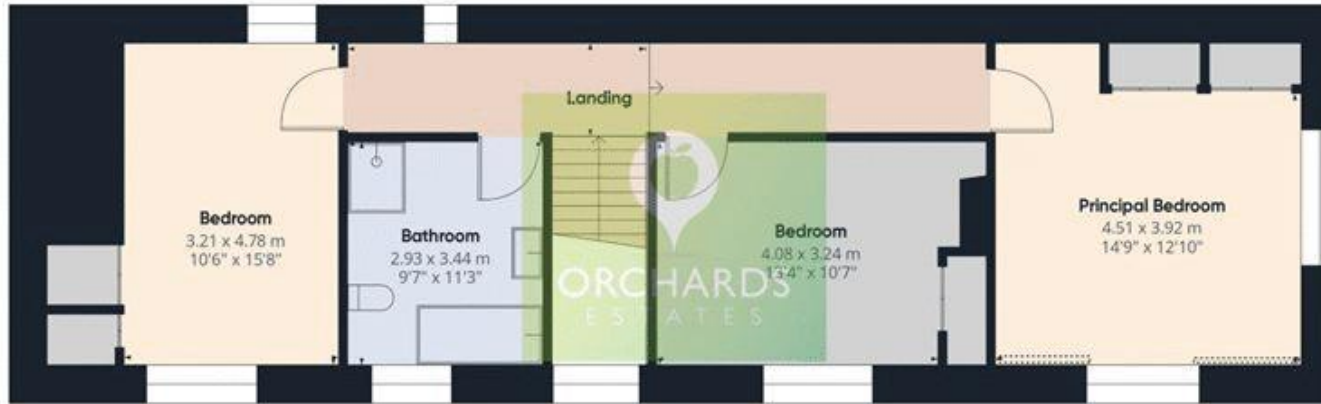
Church

Text as per the information and helpful westandmiddlechinnock website...

St Margaret's Middle Chinnock: Rack's survey of the 1780s describes the church as "a gothic and Saxon edifice". However, significant renovations were then made in several stages in 1837 and then between 1867 and 1887, so that the only remaining medieval parts of the building are the south doorway and porch (possibly dating from about 1100). Some Norman stonework in the north side of the tower, said to date from about 1200 and the tower (about 1400). Rack's survey also states that the church is dedicated to St Luke, being 57 feet long and 16 wide, consisting of a nave, chancel, and porch, tiled. At the west end is a plain, square tower, 40 feet high with three bells. The nave roof is 20 feet high, the chancel 15 feet, both arched and ceiled plain. The pulpit is of panelled wainscot. The singers' gallery fronted with panelled deal. Here are three doors, eleven windows, mostly small and seven pews. The arch over the south door is Saxon and in good preservation. Under the side seat in the porch is an arched niche in which stands the head and shoulders of the stone effigy of a woman, the rest being below the pavement." In the later renovations, the transepts were added in 1837 at a cost of £212, providing space for an additional 82 people. The gallery was removed in 1866/67 and then much of the remainder was rebuilt in the 1870s and 1880s: the nave roof in 1871, the chancel in 1874 and the transepts in 1887. Earlier features which remain include the font (12th Century) and the pulpit (18th Century).

Directions

Situated at just over half a mile from the A30 not far from West Country Cars. Turn into Foxwell Lane and follow this until you come to the junction of Broadstone Lane (you will see on your left the signpost welcoming you to Middle Chinnock and on your right will be this beautiful home. The driveway is to the side, please enter and one of our colleagues will be there to greet you and show you around.
<https://w3w.co/dizziness.noted.places>



Approximate total area⁽¹⁾
180.47 m²
1942.54 ft²

Reduced headroom
1.88 m²
20.26 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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