



**FOR SALE**

1 Fair Place, Chiselborough, TA14 6TL

**£240,000**



**ORCHARDS**  
ESTATES



Offered to the market with no onward chain.

Charming character cottage situated in a quiet position in the highly sought after village of Chiselborough with the added benefit of off road parking.

The beautifully presented accommodation comprises modern fitted kitchen with useful walk in pantry and spacious sitting room with multi fuel burner.

Upstairs are two good size bedrooms and a bathroom.

To the front of the property is a gravelled area providing off road parking and to the rear a lovely garden.

Offered with no chain, this delightful property would make an ideal holiday home so an early viewing comes highly recommended.

£240,000



## LOCATION

The property is situated in the pretty village of Chiselborough 'village in the valley' which consists mainly of period stone houses. The village has its own church and public house. Local amenities can be found at nearby Norton-sub-Hamdon, Stoke-sub-Hamdon or Crewkerne which also has a mainline station to London (Waterloo). Yeovil and Taunton are the commercial centres for the area with excellent shopping and leisure facilities. The A303 trunk road provides access to the M5 and via the M3 to London. The area is also well served by independent schools at Perrott Hill, Sherborne, Millfield, Hazlegrove, Port Regis and Leweston. Sporting facilities include horse racing at Wincanton, Exeter and Taunton, golf at Sherborne, Bridport and Windwhistle. Local shoots and hunting. Coarse fishing and water sports on the Dorset coastline.

Chiselborough is arguably one of the most sought after villages in South Somerset. The property is believed to form part of the oldest terraced row of cottages in the village which were originally built for local workers from local Ham Stone. To the front is a gravelled area which is a private parking space for this property. There is a pathway to the side which provides access through a rear gate to the rear entrance and garden.

**Entrance Hall** 10' 10" x 3' 4" (3.29m x 1.02m)

Door to front, wall mounted electric radiator, stairs to first floor, front aspect triple glazed window and wood flooring.

**Sitting Room** 14' 5" x 13' (4.39m x 3.96m)

Front and rear aspect triple glazed windows which were installed in 2015. This is a light and airy room with a feature Ham Stone fireplace with multi-fuel stove. The room has been laid to carpet with beams and electric radiator. A nice feature of this room is the sitting position which allows you to look directly onto the rear garden.

**Kitchen** 9' 3" x 8' 6" (2.81m x 2.58m)

Rear aspect triple glazed window and solid oak rear door. This is a well designed space which includes a fitted kitchen (installed in 2015) comprising a range of wall and base units with timber worktops over, plate rack and an inset Franke butler style sink with waste disposal, electric hob with extractor over, electric oven, walk in pantry, plumbing for washing machine, space for fridge freezer and electric radiator.

**Landing** 19' 6" x 2' 9" (5.94m x .84m)

Rear aspect triple glazed window, laid to carpet, airing cupboard housing hot water tank and radiator.

**Bedroom One** 15' 1" x 10' 1" (4.60m x 3.07m) at widest point

A good sized double bedroom with a front aspect triple glazed window, laid to carpet and electric radiator.

**Bedroom Two** 10' 2" x 7' 5" (3.09m x 2.27m)

Front aspect triple glazed window, built in wardrobe, wall light, access to loft (ladder, light and partially boarded) laid to carpet and electric radiator.

**Bathroom** 6' 2" x 5' 8" (1.88m x 1.73m)

Side aspect triple glazed window, bath with shower over and mixer taps, pedestal wash hand basin, WC, tiled flooring, tiled walls and chrome heated towel rail.

**Parking**

To the front of the house is a gravelled area which is designated as a parking space.

**Rear Garden**

The garden has been designed to be easily maintained and is on a slope with steps from the back door of the property and side gate entrance from the pathway alongside the house. There is an outside tap, electric and further gate to rear to the village common. An area has been created which offers a nice sitting area in which to enjoy views of the surrounding countryside.



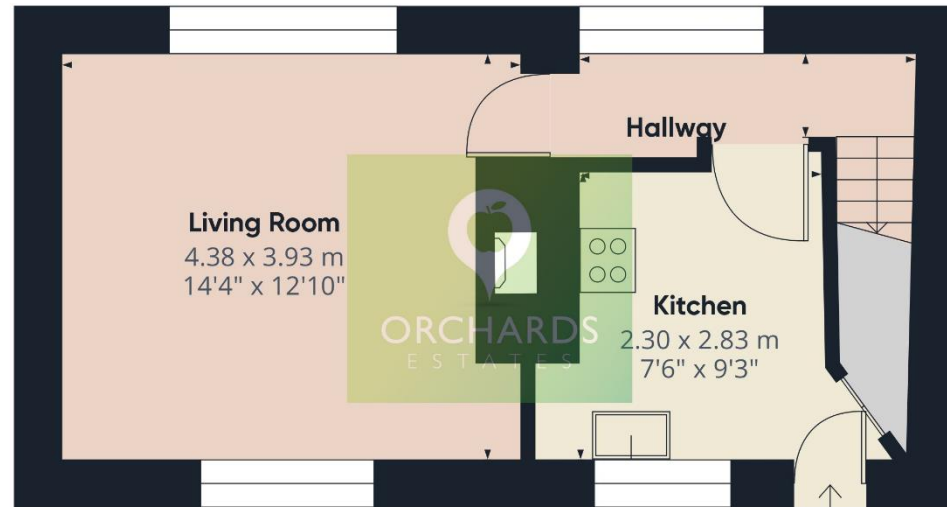
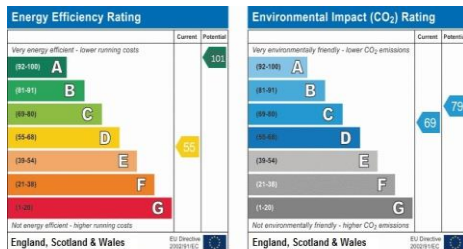


### Material Information

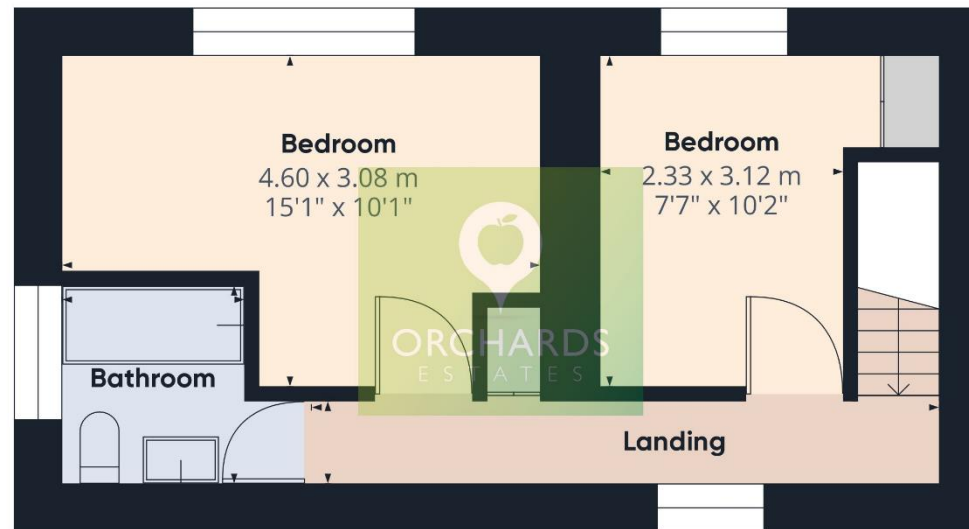
- Offered with no Onward Chain
- Freehold Property circa 1860's
- The property is Council Tax Band: C
- Mains Water, Drainage and Electricity
- The property is situated in the village Conservation Area
- Solar Panels are fitted to the roof, these provide power for both hot water and electricity
- Flood Zone 1: Land within flood zone 1 has a low probability of flooding from rivers and the sea

### Directions

From the Cat Head Inn in Chiselborough (on your right) follow the road round to the right from Church Lane onto East Street. Proceed along East Street past the turn for North Street and Skillgate Lane for approximately 300 metres and turn left up the hill and immediately right into Fair Place where the property can be found on the left hand side.  
<https://w3w.co/awestruck.confining.lifestyle>



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

58.54 m<sup>2</sup>

630.12 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



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