



FOR SALE

Cracks Heritage, Duckpool Lane, West Chinnock, TA18 7QD

£435,000



ORCHARDS
ESTATES

Introducing this elegant period property, beautifully positioned on the edge of the charming village of West Chinnock.

Thoughtfully extended in 2006, this residence boasts generous living spaces and expansive outdoor areas, offering both comfort and character in a picturesque setting.

£435,000



LOCATION

This distinguished period property enjoys a prime location on the edge of a conservation area within the picturesque village of West Chinnock, home to a charming church, a welcoming public house, and a well-regarded primary school.

For a broader selection of amenities, the nearby market town of Crewkerne offers a delightful blend of historical architecture, private residences, and modern developments, creating an attractive and vibrant community.

Crewkerne provides an excellent array of shops, traditional pubs, restaurants, and supermarkets, including Waitrose. Additionally, it boasts quality schools, churches, and a convenient mainline rail connection to London Waterloo, ensuring ease of travel.

The breathtaking countryside of the Somerset/Dorset border, much of which is designated as an Area of Outstanding Natural Beauty, surrounds the property, offering idyllic landscapes and outdoor pursuits. Furthermore, the thriving market town of Bridport and the stunning World Heritage coastline are within approximately 30 minutes' drive, while the bustling town of Yeovil is equally accessible, making this home a perfect balance of rural tranquility and connectivity.

Approach:

Nestled along the quiet and charming Duckpool Lane, this property is set back from the front step, a welcoming approach leads to the front door, which opens into:

Ground Floor Living:

Living room: A uPVC front door welcomes you into this inviting space, complemented by two side-aspect double-glazed windows that allow for ample natural light. A charming stove with a multi-fuel log burner serves as the focal point, adding warmth and character. The room features solid wood flooring beneath the carpet, beautifully enhanced by exposed beams that highlight its traditional appeal. The stairwell to the first floor provides seamless access, while a door leads to the next area of the home.

Kitchen: The well-appointed kitchen is fitted with a range of stylish base units complemented by sleek worktops. A one-and-a-half bowl sink unit provides convenience, while dedicated spaces for an electric oven and plumbing for a dishwasher ensure practicality. Featuring modern spotlights

and a wall-mounted radiator, the kitchen offers both comfort and contemporary appeal.

Laundry Room: Featuring two Velux windows that provide ample natural light, this space includes a tiled flooring, a practical work surface, and plumbing for a washing machine. A radiator ensures comfort, while an extractor fan enhances ventilation. The room is conveniently accessed via a door leading to the adjoining:

Cloakroom: This practical space benefits from a side-aspect single-glazed wooden frame window, currently fitted with a cat flap, though the original glass can easily be reinstated. A wash hand basin and WC offer convenience. Completing the room's features are a radiator for warmth and an extractor fan to ensure ventilation.

First Floor Living:

Steps leading from ground floor with shelf for personal items, also on the landing is an airing cupboard and doors to:

Master Bedroom: This stunning master bedroom is bathed in natural light, thanks to its front and rear aspect double-glazed windows. Characterful exposed beams add charm, while the built-in wardrobe offers practical storage. A hatch provides access to the loft space, and two wall-mounted radiators ensure year-round comfort.

Bedroom 2: This versatile room benefits from a side-aspect double-glazed window, allowing for plenty of natural light. A radiator ensures comfort, making it an ideal workspace for productivity. Currently utilised as an office, this space offers flexibility to suit a variety of needs.

Bathroom: The bathroom features a front-aspect, double-glazed window, complemented by tiled walls and white paneling. The suite includes a walk-in shower, a vanity wash-hand basin, and a WC. Additional amenities include an extractor fan and a heated towel rail, combining functionality with comfort.

Outhouse:

Formerly a garage, this stone-built outhouse has been renovated with a recently pitched roof, electrical supply and lighting, with side access door and a large single door to one



side. Here there is a purpose-built log/fuel store located behind and running alongside the workshop.

Garden and Parking

Nestled beside the kitchen is a charming courtyard, offering a tranquil outdoor retreat. Directly opposite the property lies an elevated, mature garden enclosed by a picturesque wall, creating an inviting space perfect for al fresco dining under the shelter of a stylish pergola. Adjacent to the garden stands a generously sized outbuilding, providing versatile options for use. Further enhancing the property, a spacious gravelled parking area is conveniently located just steps away. This gated parking space is ample enough to accommodate a camper van, a boat, and multiple additional vehicles. There is substantial storage space offered by two additional wooden buildings in the parking area.

Material Information :

- Freehold Property, built c. 1700's
- Council Tax Band: D
- EPC Rating: F
- Mains drainage, water, and electric
- Electric Wet Boiler – 15-20 years old
- Double Glazing – approx. 13 years old
- Small Loft Space
- Parking for 3-4 vehicles
- Large outbuilding Garden across from the property
- Broadband: OFCOM: Ultrafast 1800Mbps available
- Flood Zone 1 - Low risk of flooding from rivers and sea

