

West chiu



**FOR SALE**

Snails Hill, West Chinnoek, TA18 7QF

£325,000



**ORCHARDS**  
ESTATES



**\*\* NO CHAIN \*\***

Charming semidetached Hamstone cottage situated on the edge of the pretty village of West Chinnock with stunning countryside views, off road parking and garage.

The accommodation comprises spacious living room with feature wooden beams and stone built fireplace.

A doorway leads to a well sized kitchen and a rear dining area with double doors opening out to a patio area and steps up to a garden with breathtaking views.

Upstairs are two bedrooms and the family bathroom.

£325,000





## LOCATION

West Chinnock is a well situated, yet quiet village with primary school, public house and church and offers a tranquil setting within easy striking 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.

The Market town of Bridport and the beautiful World Heritage coast are also within about half an hour's driving distance, along with Yeovil being a similar drive.

## Approach

The property is approached via a charming stone wall boundary, offering both character and privacy. A double-glazed front door opens into a practical porch area — the perfect space for coats, and shoes.

## Ground Floor Living

**Living Room:** A welcoming space with front and rear double-glazed windows for abundant natural light.

Features a Hamstone fireplace with multi-fuel log burning stove as a cosy focal point, complemented by exposed wooden beams for rustic charm. Includes stairs to the first floor and a wall radiator for comfort.

**Kitchen/Dining Room:** Bright and practical with front and rear double-glazed windows.

Well-equipped with wall/base units, durable work surfaces, and a 1.5 bowl sink. Space for cooker,

fridge/freezer, tumble dryer, plus plumbing for dishwasher and washing machine.

Includes extractor fan and wall radiator. Double-glazed French doors open to the garden, offering seamless indoor-outdoor flow.

Ample room for a dining table—ideal for everyday meals or entertaining.

## Landing

Rear aspect double glazed window, airing cupboard with shelving, access to loft, radiator and doors leading to:

## First Floor Living

**Bedroom One:** Spacious double bedroom with front and side double-glazed windows for a bright, airy feel. Includes built-in wardrobes and a fitted cupboard for excellent storage, plus a radiator for year-round comfort.

**Bedroom Two:** Well-proportioned with front and rear double-glazed windows for natural light. Features a radiator, making it ideal as a guest room, home office, or family bedroom.

**Bathroom:** Fully tiled for a sleek, low-maintenance finish. Includes bath with shower over, wash basin, and WC. Front double-glazed window provides light and privacy. Extras include extractor fan, heated towel rail, and radiator for comfort.

## Rear Garden and Garage

Step into the courtyard, where steps guide you to a maintained garden predominantly laid to lawn and thoughtfully landscaped with a variety of mature borders, shrubs, and trees.

A tranquil pond and a charming well add character, while a corner wall frames the space and opens up to breath-taking countryside views that stretch beyond the horizon.

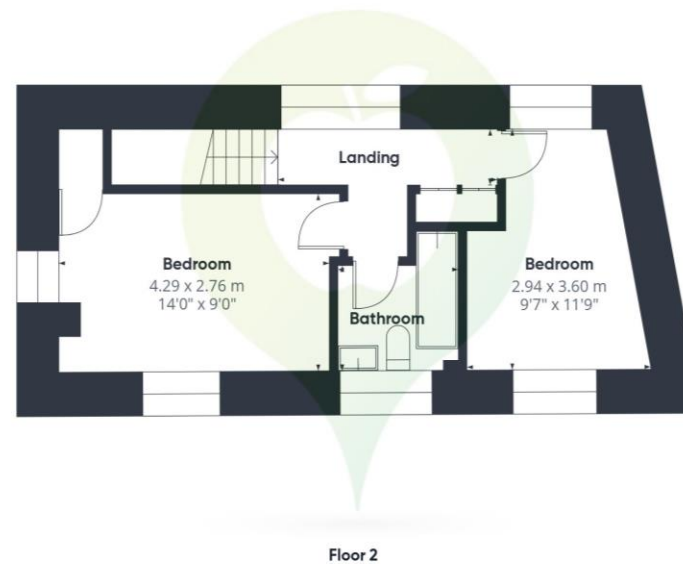
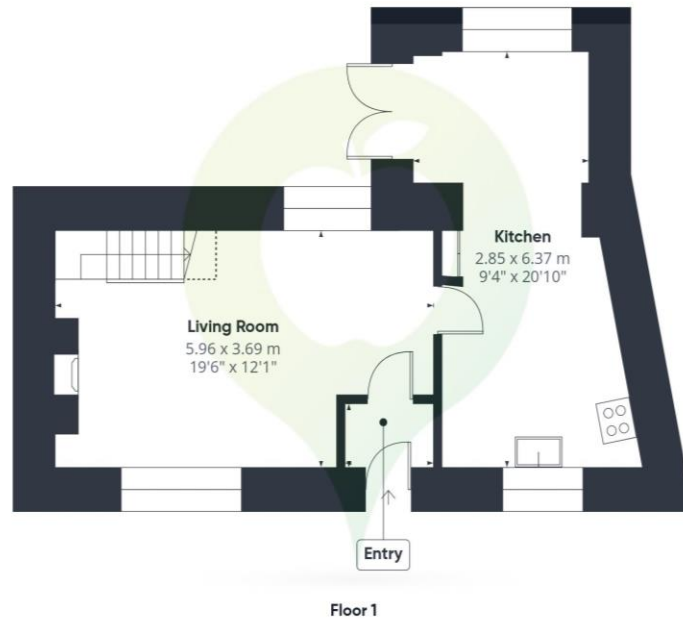
To the side of the property, a single garage offers practical convenience, featuring an up-and-over door and additional side access.



## Material Information

- Freehold Property
- Council Tax Band - D
- EPC Band - E
- Property Alarmed
- Mains - Water, electric and drainage
- Central Heating - Oil
- Boiler - Oil, we are reliably informed by the vendor that it is regularly serviced
- Multi fuel log burner in living room Chimney - Last swept August 2024
- Loft - Ladder, boarded with lighting
- Double Glazing - Replaced 2006
- PVI System installed 2025 - Whole home ventilation system circulating fresh filtered air into the property. These vents are in the bathroom and dining area of the property.
- Flood Zone 1 - The property has low risk of flooding from rivers and sea
- Broadband - Ofcom Standard 27 Mbps

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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

67.8 m<sup>2</sup>  
729 ft<sup>2</sup>

Reduced headroom

1.1 m<sup>2</sup>  
12 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

01460 477977 or 01935 277977

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Orchards Estates, 11 North Street Workshops, Stoke sub Hamdon, TA14 6QR

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