



Winsham, Chard

Guide Price  
**£600,000**  
Freehold

Symonds  
& Sampson

ESTABLISHED 1858

Set in a plot of 0.65 acres (0.26 hectares) in a prominent and accessible position, this substantial former farmhouse comes with useful outbuildings, far reaching views and enormous potential.

**Winsham,  
Chard,  
TA20 4JU**

- Substantial former farmhouse and outbuildings
  - Set in a plot of 0.65 acres (0.26 hectares)
    - Prominent, accessible position
- Huge potential to remodel and / or further extend
- New private drainage system installed July 2023
  - Substantial gardens with far reaching views
- Large outhouse / Utility area, Kitchen / Breakfast Room
- Spacious Living Room, Dining Room, Family Room / Study
  - Four double bedrooms including large master bedroom with en suite
    - Oil fired central heating

Viewing strictly by appointment through  
Symonds & Sampson Ilminster Sales Office  
on 01460 200790





### The Property

Whether you're looking for a substantial family home, or need room for all your hobbies and business interests this substantial former farmhouse has lots of space to accommodate you, inside and out. Set in an elevated position, the rolling Somerset countryside provides far-reaching views to the rear and keen gardeners will enjoy the c.0.65 acre (0.26 hectares) plot that surrounds the property on three sides. The outbuildings include a substantial stone barn which may provide scope for conversion, garaging / carport and further stores.

The original double-fronted farmhouse has been extended over the years to the side and rear. It offers further scope to remodel the internal layout and / or extend further subject to the necessary consents if you wish, or simply keep the layout as it is and improve the existing accommodation.

Entering from the front door, the entrance porch opens into the traditional hallway with stairs to the first floor. To one side the large extended living room has views over the garden and patio doors to the rear, and a fireplace housing a woodburning stove. Those looking to alter the layout could create an impressive kitchen / dining / family room in this space, whilst across the hall are two further reception rooms.



The current separate dining room overlooks the front and has its own fireplace and beams to the ceiling. Beyond is a further study / play room. The chimney breast in this room currently houses the oil fired central heating boiler. From this room is a small lobby opening out to the side and giving quick access to the barn if required, and a downstairs WC.

At the rear of the hall is a modern fitted kitchen / breakfast room with double aspect windows making the most of the countryside outlook. This is fitted with shaker style cream units incorporating storage cupboards, drawers, pan drawers and pull-out units with work surfaces including stainless steel sink and drainer. There is space for a dishwasher and fridge freezer. There is also a built in double oven and oil fired AGA. Beyond the kitchen is a large lean-to outhouse which doubles as a substantial utility area. It houses further plumbing for washing machine etc and has power and light connected. On a day to day basis you're likely to make use of this entrance to the house and its a perfect room for four-legged friends and muddy boots!

#### First Floor

The first floor landing provides access to the loft via a hatch. The master bedroom forms part of the extension carried out in the 1990's which created a substantial light-filled master bedroom with adjoining en suite bathroom. There is a further double bedroom and family bathroom adjacent and across the landing two further double bedrooms on the west-side of the house.

#### Outside

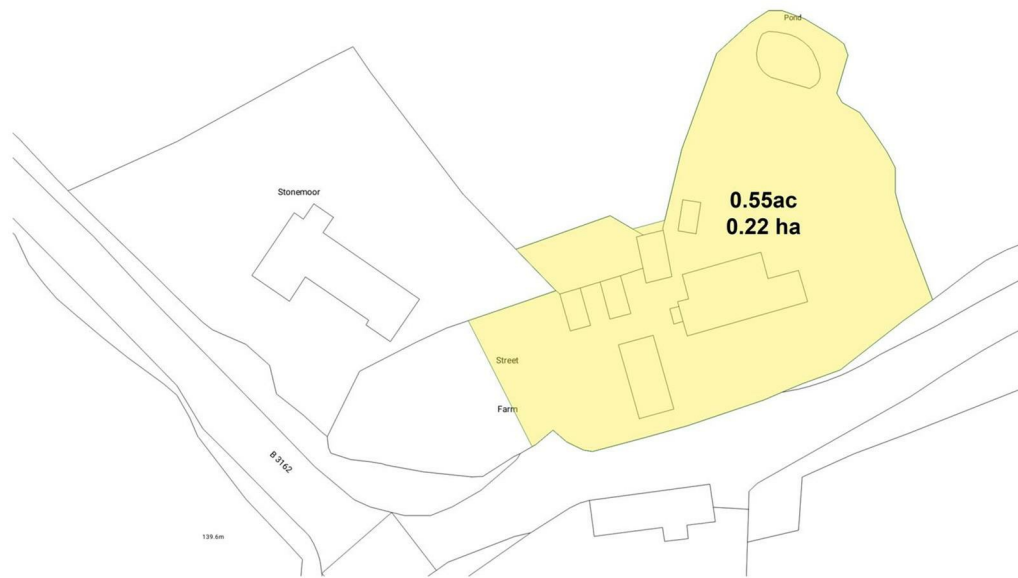
The property is approached through a timber 5-bar gate into a yard providing plenty of parking and access to the outbuildings and gardens. On the south-west side is a lawned garden with shrubs which could provide further potential for parking or other uses. In the yard there is a timber carport, and adjoining stone and brick built garage / carport. Gates open through to an inner yard providing access to the other outbuildings including a substantial stone barn. This is currently subdivided internally into several different stores but has existing window openings

and several doors providing scope for alteration and conversion subject to any necessary consents.

From the yard a gate leads through to a designated vegetable garden with raised beds and adjoining barn / tool store. The oil tank is located behind a further stone built garage / barn with corrugated roof. Adjoining this is a tractor / garden store of corrugated metal construction.

The rear garden gently slopes away from the house and backs onto fields. There is a greenhouse to one side, and a patio at the rear of the house with raised beds alongside the property itself. A new sewage treatment plant has been installed on the site of the original pond towards the boundary of the garden, but a smaller pond remains. Further lawns sweep around to the side of the house where there is a concrete hardstanding formerly used for a shed / summerhouse. The front garden sets the house back from the road and is well stocked with shrubs including Hydragea, Cotinus and Fushchias, bordered by an old stone wall.





### Situation

Street is a small hamlet, set in the heart of the South Somerset countryside but near to the Devon and West Dorset borders. It's the ideal base to enjoy everything this beautiful part of the countryside has to offer - not far from the coast, and yet within easy reach of good road links via the A358, A30 and A303. The nearby village of Winsham has a thriving community with a village shop/post office, primary school, church, village hall, playing fields and many local social societies and clubs. It is well placed for access to the nearby country towns of Chard (2.2 miles), Ilminster (5.6 miles) and Crewkerne (6.6 miles) with a Waitrose supermarket and mainline station on the London Waterloo line. Each town offers a wider range of day-to-day amenities and facilities. Those who enjoy the outdoor will appreciate the impressive Forde Abbey estate which lies just 1.5 miles away, and the beautiful walks at Chard Reservoir (3.3 miles). The UNESCO Jurassic coast with the lovely resorts of Lyme Regis, Charmouth and West Bay are all within half an hour's drive, offering excellent opportunities for walking, fossil-hunting,

fishing and swimming. The county town of Taunton (18 miles) offers a wider range of facilities and cultural activities, as well as a connection to the M5 and a mainline rail service to London Paddington. Other leisure facilities in the district include Cricket St Thomas Lakes and Gardens and Cricket St Thomas Golf Club.

### Tenure

Freehold

### Services

The farmhouse (only) has a right to the private water supply via spring, shared with the farm (the bungalow and land beyond) and tested every 6 months due to farm use. The vendors have informed us that there is an annual cost / charge to this property of approximately £600-800 to cover testing and maintenance.

Shared private drainage system (12 person sewage treatment plant installed July 2023) which is shared with an adjacent property "Street Cottage".

Mains electricity.

Oil fired central heating.

Standard broadband is available at the property although further broadband may be available via a fixed wireless access point through EE. Mobile signal is available from all four major providers although you may not receive data signal through O2. This information is provided by Ofcom.org.uk

### Council Tax

Band F - Somerset Council

### Property Information

Please see "Services" with regards to the private water supply and drainage. Buyers who are looking to potentially convert the outbuildings will need to make enquiries regarding any extra water supply that is required beyond the farmhouse itself.

The executor of the estate has not lived at the property and is unable to provide the usual information that we request at the point of instruction. Buyers are requested to make their own enquiries and double check any points that are of

particular importance to them. The vendors believe that the older style airing cupboard doors may contain asbestos.

## Winsham, Chard

Approximate Area = 2411 sq ft / 223.9 sq m  
 Garage = 309 sq ft / 28.7 sq m  
 Outbuildings = 729 sq ft / 67.7 sq m  
 Total = 3449 sq ft / 320.4 sq m  
 For identification only - Not to scale



Directions  
 From the A30 at Cricket St Thomas proceed south on the B3167 towards Tatworth. Proceed for approximately 1.4 miles and the property can be found on the right hand side, on the corner of the right hand turning to Forton.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Symonds & Sampson. REF: 1055008



ILM/KJS/21/11/23

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