



Paintmoor Lane, Chard

Offers In Excess Of
£850,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

For those wanting privacy and space, this individual detached house is tucked away within its own 3.30 acres along a little known track close to the scenic reservoir. With its versatile layout and surprisingly generous proportions inside, this is equally matched outside with its flexible stable block / outbuilding and triple garage. It would make a lovely long-term family home.

**Paintmoor Lane,
Chard,
TA20 1RS**

- Exceptionally spacious and individual detached family home
 - Set within its own 3.30 acres (1.35 hectares)
- Set along a restricted byway close to reservoir and nature reserve
- Five double bedrooms including beautiful triple-aspect master bedroom with en suite
- Attractive family bathroom, and further downstairs shower room and WC
- Generous kitchen / breakfast room, adjacent formal dining room and garden room
 - Sitting Room, Drawing Room and Conservatory
 - External laundry / utility with additional WC
 - Beautiful setting within mature gardens
- Copious parking / turning areas, stores / stables and triple garage with room over

Viewing strictly by appointment
Symonds & Sampson
01460 200790





The Property

Having been built by the current owners, this particularly well-proportioned property has been a much-loved family home over many years. It's flexible layout lends itself well to those with a large or extended family or who require room for more than one generation, as there's enough accommodation for the whole family to spread out and each have their own space. Those looking for potential for a separate self-contained annexe may also have enough room to build on, or convert the existing triple garage block subject to the necessary consents.

Sitting down a little-used restricted by-way, close to the pretty reservoir and nature reserve, the house is set in its own attractive and mature gardens, with its additional paddocks immediately adjoining. The generous driveway provides plenty of parking and turning space and access to the triple garage as well as further vehicular access beyond, leading up to the additional stable block / outbuilding.



You enter the house through a spacious and practical entrance vestibule which has a large cloaks cupboard built-in. This leads through to an exceptionally spacious reception hall with Canadian Maple flooring. Across the hall the stairs lead up to the first floor galleried landing. To one side is a separate cloakroom and useful modern shower room whilst further doors connect with the principal reception rooms. A drawing room overlooks the rear garden, with Minsterstone fireplace and separate UPVC conservatory beyond opening onto the garden. To the front of the property is another generous living room with views over the lane towards the trees and reservoir beyond. A brick fireplace includes a woodburning stove. A separate formal dining room is accessible from the kitchen / breakfast room (see property information) and also enjoys the westerly facing outlook to the front. The kitchen / breakfast room has a lovely light dual outlook over the gardens and fields beyond. Fitted with modern units incorporating floor and wall mounted storage cupboards and drawers, there are green marble effect worktops incorporating a white ceramic sink and drainer unit with period style tap, integrated dishwasher, full-length fridge, under counter freezer, electric hob with cooker hood and double electric oven. A further door opens to a separate garden room, perfect for making the most of the morning sunshine in the summer months with patio doors spilling out onto the rear garden and patio.

First Floor

The first floor proportions are equally as impressive with no less than five double bedrooms. The Canadian Maple flooring continues on the first floor landing. The master bedroom is a beautiful double aspect room with views over the countryside and a spacious en suite fitted in a contemporary style including limed wood effect LVT flooring, gloss vanity wash hand basin unit with storage and mirrored cabinet, large walk-in shower area with rain shower, and a WC. To one side lies the airing cupboard with hot water cylinder and shelving.

The generous family bathroom is fitted with timeless, neutral stone effect tiling throughout and a period style white suite comprising freestanding claw foot double ended bath with shower handset, WC, wash hand basin and separate shower cubicle with mains overhead shower. There are four further double bedrooms, all with a range of fitted bedroom furniture and most with additional wash hand basins.

Outside

The property is approached from the lane through large timber gates onto a generous driveway with ample parking for many vehicles and turning space, as well as providing access to the detached triple garage block. This is a substantial building of solid construction over two floors with an internal staircase leading to the very useful attic / storage space above which is completely boarded. The garage area

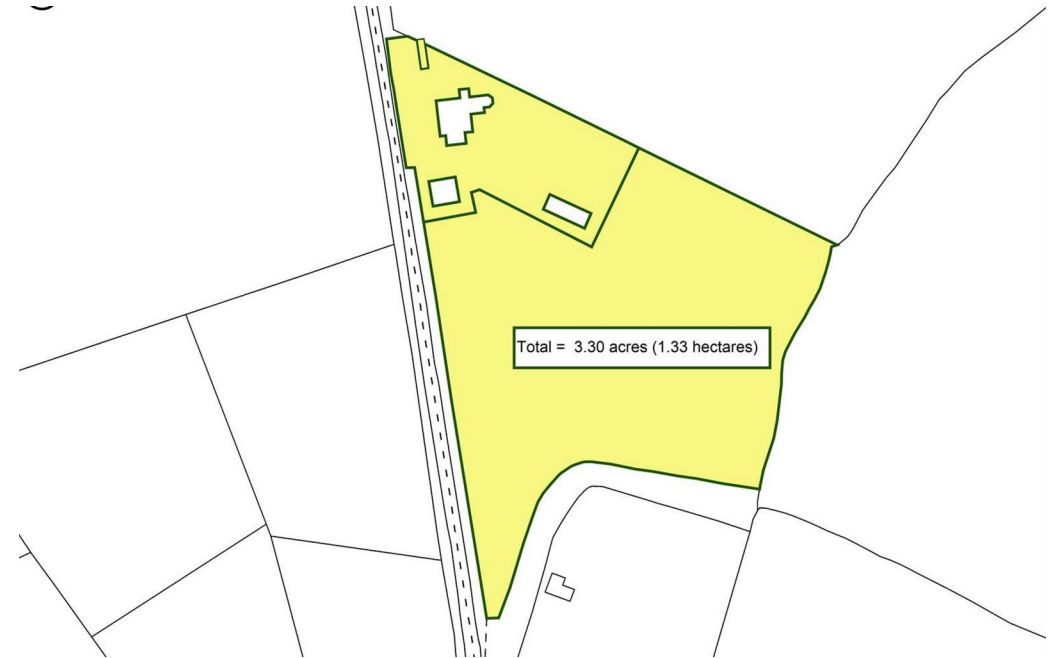
itself is effectively a three-bay garage with roller shutter doors and a window to the rear. One bay has an inspection pit, ideal for a passionate car enthusiast. There is power and light connected.

Behind the property, just beyond the formal garden area is a solid ramp / accessway leading up to the detached former piggery. This was later used as a stable block with the addition of partitions, and could be utilised in the same way again. It is currently divided internally into three storage areas, with various stable doors and windows.

The rear garden is mostly laid to lawn with mature trees set within stone retaining walls. A stone terrace area leads up to a former vegetable garden with currants, rhubarb and further ornamental trees. Closer to the house is a lovely garden set around a large wildlife pond, with adjoining borders including shrubs, perennials and spring bulbs. A block paved patio extends around the rear of the garden room, kitchen and conservatory.

To the north side of the house is a useful timber store. A further side door opens into an external utility room with space for your washing machine and useful extra WC perfect for when you are out in the garden.





Situation

The property is located in a rural position alongside a restricted by-way on the eastern side of Chard reservoir and nature reserve, with the nearest village being Chaffcombe which is approximately 0.6 miles to the east. Chaffcombe is a small, pretty village with a nice community spirit on the western slopes of the windwhistle ridge with a parish church, village hall and its own historic waterwheel situated in the woods near the reservoir. The reservoir is 48 acres of open water just to the south west of the village and popular with anglers, bird-watchers and walkers alike. There is also access to a fantastic cycle-path (part of the sustrans route 33) which provides an excellent almost level pathway from Chard to Ilminster along the route of the former disused railway line. Despite the idyllic rural outlook you are only a short drive from excellent road links. This area of South Somerset lies within easy reach of the lovely Jurassic coastline, with historic seaside towns such as Lyme Regis within 30 minutes' drive. Excellent road links such as the A30 and A358 (which in turn connects to the M5 and A303). Chard has plenty to offer including a well-respected Independent school, brand-new leisure centre / swimming pool, high street banks, independent shops, three supermarkets and B&Q store. The local reservoir and nature reserve lies within walking distance of the property.

Services

Mains electricity and water is connected. Private drainage - a new

sewage treatment plant is due to be installed imminently and relevant documentation will be provided.
Oil fired central heating.

Standard broadband is available. Mobile signal is available from all four major providers outdoors, although indoors you may not receive a data signal from 02.

Tenure

Council Tax
Somerset Council
Band E

Property Information

The property is located alongside a restricted byway. The vendors maintain their own section of the lane. There are other properties further down Paintmoor Lane but we understand these are normally accessed from the south side. There is also a public footpath crossing the top of the field on the eastern boundary.

The vendors inform us that they included a lintel between the living room and formal dining room should a buyer wish to install further doors between these two reception rooms.

The vendors are not aware of any planning applications locally that will affect the property or its outlook. Buyers are welcome to check the council planning portal by using the following link <https://shared.xmap.cloud/?map=f7719ede-aa3f-4b98-9a50-533784c16da9>, entering the property postcode and using the planning overlay on the left hand drop down box.

The vendors have a CCTV system and this may be recording during viewings.

Directions

From the A358 on the outskirts of Chard, follow the signs to the reservoir and Chaffcombe and proceed past the Anglers car park heading towards Chaffcombe. On the first sharp left hand bend there are two tracks on your right. Take the first track on the right onto the restricted by-way and follow the lane for approximately 475m and the property will be found on your left hand side.

Paintmoor Lane, Chard

Approximate Area = 3290 sq ft / 305.6 sq m (excludes wood store)

Limited Use Area(s) = 393 sq ft / 36.5 sq m

Garage = 923 sq ft / 85.7 sq m

Outbuilding = 677 sq ft / 62.9 sq m

Total = 5283 sq ft / 490.7 sq m

For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

ILM/KJS/18/04/2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Symonds & Sampson. REF: 1101079



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