

# Four Gables

Wadeford • Chard • Somerset







# Four Gables

Clayhanger, Wadeford, Chard, Somerset, TA20 3BD

Ilminster 6 miles • Chard 3 miles • Taunton M5 Junction 25 10 miles  
*(Distances & times approximate)*

Where dreams come true. A magical 19th century residence with adjacent two bedroom cottage, set in beautiful southerly facing grounds of 1.09 acres (0.44 hectares) overlooking the peaceful South Somerset countryside.

In all 1.09 acres (0.44 ha)

For Sale by Private Treaty

Sole Agents:  
**01460 200790**

Symonds & Sampson LLP  
21 East Street,  
Ilminster TA19 0AN

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- Grade II listed principal residence and adjacent two bedroom cottage / annexe
- Comprehensively renovated by current owners (including thatch) since 2017
- Four double bedrooms, four bathrooms
- Southerly facing reception rooms overlooking gardens
- Drawing Room, Formal Dining Room, Study / Snug
- Beautiful Kitchen / Breakfast Room with adjoining Utility Room
- Reception Hall with Cloakroom, Former servants hall with additional staircase
- Adjacent two bedroom cottage providing scope for annexe or income generation
- Beautiful grounds including spring-fed water gardens with small lake / ponds
- Woodland garden, summerhouse with deck overlooking countryside
- Carriage driveway and garage



### Situation

Clayhanger is a small hamlet located near to the village of Combe St Nicholas. Despite its rural position, within a few minutes' drive you have excellent road links via the A358 to the M5, and the A303 / A30. There are mainline stations at Taunton, Axminster and Crewkerne. The beautiful Jurassic coastline of Dorset is only c.25 minutes drive to the south.

The nearby village of Combe St Nicholas is set in lovely countryside not far from the Blackdown Hills, an Area of Outstanding Natural Beauty with its miles and miles of herepaths popular for walking, cycling and horse-riding. Approximately 3 miles from Chard and 6 miles from Ilminster, it has great accessibility to all of the day to day amenities you require. The village has a good sense of community and together with the nearby hamlet of Wadeford has a great deal of parish organisations including History group, Horticultural society, short mat bowls, weekly village café in the village hall, various groups, and Gala association that organises lots of events and entertainments.

### The Property

Like stepping into a fairy tale, this



captivating Grade II listed home, offers the most enchanting accommodation with beautifully presented and homely living spaces so typical of the “picturesque” architectural tradition. Nestling in a small rural hamlet, within the rolling South Somerset countryside the house has been sympathetically and painstakingly improved, offering a new owner the chance to simply move in and “live their dream”.

The impressive facades are very much a “tale of two halves”. It could be argued there are two “front” aspects. Entering from the lane on the northern side, this aspect to all intents and purposes would have been the practical route for the original mid-19th century residents, with the carriage driveway and former stable block close at hand. Although there is access to the main house from the former servants hall, we think that you’re more likely to use the entrances on the south side of the house. This house is all about the vistas, the entertaining space and the glorious mature grounds. We don’t think you’ll ever tire of the breath-taking outlook as you round the east side of the house to the “front” terrace.

A pretty oak door with stained glass panel opens into a traditional reception hall with generous staircase rising to the first floor. Here, you get the first little hints of all the character and superb attention to detail retained throughout the property including the gothic arched windows, period style radiators and flagstone floors.

To one side the dual-aspect drawing room overlooks the gardens with a pretty bay window featuring unusual octagonal panes, and a fireplace with Clearview wood-burning stove. Across the hall the formal dining room retains an element of rustic cosiness with flagstone floors and overhead beams but with a really elegant feel too from its stunning carved green marble fireplace and pretty french windows which you can throw open in fine weather to make the most of the view (and pass out more drinks!)

Likewise, the adjoining kitchen / breakfast room also overlooks the sun terrace and opens out via the French windows or via a useful rear lobby with storage, hanging space and marble cold-shelf. The kitchen / breakfast room itself has been beautifully fitted with a Spillers of Chard kitchen incorporating shaker







The principal ground floor rooms run across the south side of the house but most are connected by the former servants hall that runs behind and connects to the front driveway entrance by way of stone steps. The hall provides hanging and storage space to one end, with panelling and ornate coving throughout, lit by the leaded gothic windows that run the length of the hall. It also connects with the reception hall, with its attractive and practical downstairs cloakroom to one corner, and the secondary staircase at the west end.

### First Floor

The main stairs lead up to a landing giving access to two en suite bedrooms. A pretty guest suite on the east side includes a beautiful dual-aspect double bedroom with rare Sottini Calvari Rain Bath and adjoining cloakroom. The principal bedroom is flooded with natural light from both sides of the house and includes an original cast iron feature fireplace, lightfilled en suite shower room with contemporary suite and spacious designated dressing room fitted with a wide range of wardrobes, storage, drawers and dressing table unit. The dressing room connects to the secondary landing on the west side of the house but also connects into a "Jack & Jill" bathroom so that the principal bedroom has the option of both an en suite shower room and an adjacent bathroom. Alternatively, when you have guests, this bathroom serves another spacious



style cabinets incorporating built-in larder unit, fridge / freezer, dishwasher and recycling / waste bins. There is a "state of the art" AGA induction range cooker available by negotiation. A large island unit with marble top acts as extra space for more informal dining and provides extra storage too. Every element of space has been cleverly used to create storage and seating areas, whilst to one corner is a useful utility / laundry room with space for both washing machine and tumble dryer, and beautiful deep Doulton reclaimed sink, perfectly suiting its surroundings. Cupboards house the Grant oil-fired boiler and

hot water system.

Lying adjacent to the kitchen / breakfast room is a pretty multi-functional room, equally suited to use as a study, garden room or family / play space. It's whitewashed walls and dual aspect windows overlook the garden making the most of the natural light. Both this room and the kitchen / breakfast room benefit from underfloor heating, added during the more recent renovations.

dual-aspect bedroom on the second landing. From this landing a further staircase leads up to the original second floor rooms.

### Second Floor

The garret rooms have also been renovated to create a further bedroom or office / studio space with vaulted ceiling, exposed beams and its own en suite shower room.

**Please see floorplan for accommodation and measurements.**

### Outside

The setting of the house on a gently sloping southerly facing site, not only makes the most of the fabulous views across the surrounding countryside but grounds the house in its landscape and creates a good level of privacy. The natural springs feed small rills that bisect the gardens and feed the formal water features including the small lake / ornamental pond at the bottom of the garden, and the gently bubbling fountain on the sun terrace.

The house is accessed via wrought iron gates that open onto a carriage driveway with central lawn and water feature. Sheltered on the east side by mature trees, a driveway is flanked by an old stone wall and stone folly, beyond which is a small water garden. This is a tranquil space to sit on a hot day, with its trickling pool, wildflowers and damp loving plants such as Astilbes and Iris. Following the path of the stream to the east side of the house the vista opens up across the gardens and countryside beyond. The rill meanders down through the rockery along the eastern boundary, and a gravelled walkway leads around to the sun terrace perfect for outside dining and entertaining, framed in the Spring by a magnificent Wisteria, weeping Crab apple and Japanese Acer. The lawns sweep down to the rest of the gardens, passing the formal water feature that includes a gravity fed bubbling fountain. To the east side trees and shrubs form just the right amount of shade for Hellebores and Hostas but primarily the garden has an open sunny aspect to the south, your eyes drawn to the countryside beyond the small lake / ornamental pond on the southern boundary, with its timber bridge, small island visited by wildlife and paved walkway. There's space for benches or a lounger too, making it the perfect spot to soak up the surroundings in privacy. Further small bridges lead over the rills to the western side of the grounds with woodland style







garden including bark paths and mature trees underplanted with spring bulbs. The garden opens up to a more open section with recently created timber deck and summerhouse, providing panoramic views. Beyond is a greenhouse. The west lawn is dotted with mature trees and shrubs including Apples, Prunus, a magnificent Copper Beech and Cornus. A top path with sensor lights connects with a large secondary parking area with timber gates opening onto the lane. This leads down to the west side of the house (where there is an EV charging point) and the annexe.

The annexe has its own designated courtyard area with room to sit out, enclosed by trellis clad with Wisteria and Grapevine sheltered by an old stone wall.

The garage is located underneath the stable annexe with up and over door.

### Stable Annexe / Cottage

The annexe has been previously let independently of the main house, but would also be the ideal space for a relative or potential holiday let.

A stable door opens into a dining room with timber flooring and understairs cupboard. Adjoining, is a kitchenette with a range of fitted cream units and space for appliances. On the first floor is a spacious living area with vaulted ceiling and exposed stone walls, two bedrooms and a well-appointed bathroom. The annexe benefits from separate programmable electric heating keeping it independent from the main house.

### Services

Mains water and electricity are connected. Oil fired central heating to main house. Programmable electric heating to annexe. Private Drainage via sewage treatment plant.

Ultrafast broadband is available. Mobile signal is available outdoors from all four major providers, although signal indoors is likely to be available from EE and Three network. Information provided by Ofcom.org.uk

### Tenure

Freehold.

### Local Authority

Somerset Council  
Main residence - Band F  
Stable Annexe - Band A

### Property Information

The property is Grade II listed. Mains electricity and water are connected. Private drainage via sewage treatment plant. There are historic mineral / mining rights in this area including the land opposite. Information is available on the property register which can be provided upon request.

This also includes mention of restrictive covenants and prospective buyers are welcome to check these before they view if they prefer.

There is an EPC available for the Stable Annexe valid until 13th March 2029 which can be provided upon request. The current EPC rating for the annexe is E42 with a potential rating of A110. The main house is exempt due to Grade II listed status.

Extensive works have been carried out to the property since the vendors took ownership in 2017. The office is happy to provide details upon request.

### Directions

From Ilminster proceed south on the A358 through Donyatt and Peasmarsh. Turn right signposted to Clayhanger. Proceed up the lane and continue straight on up the hill, bearing left signposted Clayhanger. Bear right at the triangle, continuing into the hamlet and as you start to drop down the hill the property can be found on the left -hand side.

### Viewing

Strictly by prior appointment with sole agents Symonds and Sampson LLP. Further information if required is available from our Ilminster office on 01460 200790



# Clayhanger, Wadeford, Chard

Approximate Area = 3000 sq ft / 278.7 sq m

Limited Use Area(s) = 135 sq ft / 12.5 sq m

Annexe) = 665 sq ft / 61.7 sq m

Garage = 221 sq ft / 20.5 sq m

Outbuilding = 55 sq ft / 5.1 sq m

Total = 4079 sq ft / 378.5 sq m

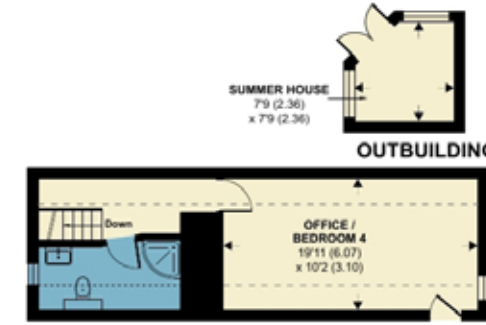
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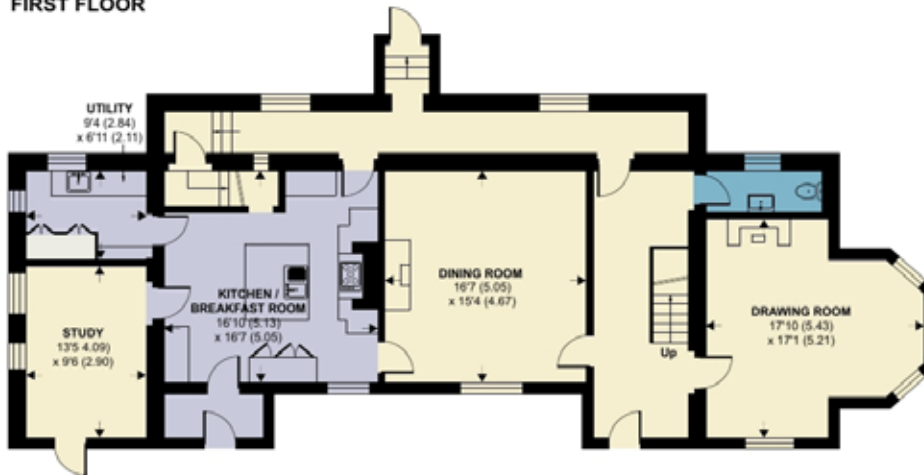
Denotes restricted head height



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



ANNEXE FIRST FLOOR



GARAGE / ANNEXE GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1122494



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