



Fore Street, Winsham, Chard

A "chocolate box" period home in an idyllic village location with superb double garage / studio and picturesque cottage gardens.

Offers In Excess

£350,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Fore Street, Winsham, Chard, TA20 4DY

- Attached Grade II listed period cottage in picturesque location
 - Offered for sale with no onward chain
 - Three generous bedrooms, family bathroom
 - Potential to create en suite facilities
 - Dual aspect sitting room with open fireplace
 - Separate dining room with former inglenook
 - Kitchen, Garden Room / Rear Porch
- Superb detached double garage with studio area above
 - Driveway parking
 - Pretty cottage style gardens

Viewing strictly by appointment
Symonds & Sampson
01460 200790





The Property

Having originally formed part of the adjoining farmhouse, the cottage is believed to date back to the 18th century and retains its character including a former inglenook fireplace, pretty leaded windows, and exposed beams. A pretty thatched porch leads through into a spacious entrance hall with ample room for furniture and hanging space for coats, naturally lit from a window overlooking the pretty street scene. The electric consumer unit is tucked away to one side, and has been recently upgraded. The sitting room is a lovely dual aspect room with stone open fireplace, a range of fitted storage shelves for your favourite books and exposed beams. The kitchen overlooks the rear garden and is fitted with a range of units incorporating space for an electric cooker, as well as room for your washing machine and fridge / freezer. Across the hall is a useful walk-in larder cupboard and a handy downstairs WC. The separate dining room includes a former inglenook fireplace (currently not in use) and window seat. Beyond the hall is a rear porch / garden room opening onto the flagstone patio and enjoying views over the garden.

First Floor

The landing is partially lit from a leaded window at the rear over the stairwell and leads to three generous bedrooms. A spacious double room at the southern end of the cottage has windows overlooking the garden and far reaching views across the village to the countryside. Lying adjacent to the bathroom and already having a useful wash hand

basin to one corner, there may be scope to create en suite facilities. A further spacious double room at the opposite end of the landing includes a period fireplace with ornate cast-iron grate and original chimney closet. The third bedroom also has its original chimney closets, built-in around the chimney breast and also houses the loft hatch for access to the roof space.

Outside

The grounds extend to the side and rear of the cottage, and are typical of a cottage garden with flagstone patio across the rear of the property, lawns edged with borders including roses and apple trees. An old stone wall encloses the garden on the front boundary with a traditional pedestrian gateway out onto the lane. The garden is a haven of peace and tranquillity, being set well away from village traffic and with little to hear other than birdsong.

A tarmac driveway provides parking alongside access to the superb double garage / studio space. Solidly built with an attractive thatched roof, the ground floor is laid out as an open double garage with a central pillar and two up and over doors, windows to the side and rear and a side door to the garden. Timber steps lead up to the first floor currently used for storage with built-in shelving and window to the gable end for natural light. There's great potential for use as a studio, home office or conversion subject to the necessary consents.

Beyond the double garage / studio is a further area of garden, screened from view, whilst a lower level of lawned garden behind the double garage was formerly a vegetable garden but is currently laid to lawn with an area to make compost.

Situation

The property is part of a picturesque street scene towards the edge of this pretty village. Winsham is 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. 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 (4 miles), Beaminster (8 miles) and Crewkerne (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. 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 Forde Abbey, Cricket St Thomas Lakes and Gardens and Cricket St Thomas Golf Club.

Services

Mains electricity, water and drainage. Heating via electric night storage heaters.

Superfast broadband is available. Mobile signal indoors is most likely from O2 network although outdoors is likely to be available from all four major providers. Information from Ofcom.org.uk

Tenure

Freehold

Council Tax

Somerset Council - Band C

Property Information

The property is Grade II listed and is located in a designated conservation area.

The property has been significantly rewired recently, please ask the office for further information and tested in 2024.

The title is currently unregistered at the HM Land Registry.

Although there was previously power to the double garage the vendors inform us this is currently not connected / in use.

As the property was historically connected to the farmhouse next door, the vendors have made us aware that there is currently no dividing firewall in the loft space, and believe that the neighbours are very happy to discuss rectifying this with a new owner.



Winsham, Chard

Approximate Area = 1517 sq ft / 140.9 sq m

Garage = 666 sq ft / 61.9 sq m

Total = 2183 sq ft / 202.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1154192



Directions

From the centre of Winsham proceed north up Fore Street for about 275m and the property can be found on the right hand side, almost opposite the junction with High Street. What3words:///tonic.news.twee

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