

A photograph of a three-story stone building, likely a rectory, with a red door and a garden. The building is constructed from rough-hewn stone and features several windows, including a prominent bay window on the second floor. To the left of the building is a green lawn and a garden with various plants and a small tree. The sky is blue with some clouds.

Symonds
& Sampson

5 Rectory Court

Vicarage Hill, Combe St. Nicholas, Somerset

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Vicarage Hill
Combe St. Nicholas
Chard
Somerset TA20 3NE

A beautifully spacious 2nd and 3rd floor maisonette, full of natural light and with far reaching views, set within an impressive Grade II listed former rectory.



- Spacious and versatile accommodation over two floors
 - Impressive communal hall shared with one other property
- Wide sweeping staircase, including private landing area
 - Optional 2 / 3 bedrooms or 1 / 2 reception rooms
 - Communal gardens, single garage
 - Quiet village location with local amenities
 - Excellent road links nearby

Guide Price £220,000
Leasehold - Share of Freehold

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THE PROPERTY

Set alongside a quiet village cul de sac, this two storey apartment is part of an impressive Grade II listed former rectory and enjoys far reaching views over the village and surrounding countryside. With its traditionally high ceilings and period features, it provides surprisingly roomy and flexible living space whether you need three double bedrooms, or simply an extra reception room. The period sash and casement windows remain, most of them secondary glazed and two other due to be secondary glazed prior to the sale.

ACCOMMODATION

The property shares its attractive communal entrance with just one other apartment, opening into a wide entrance vestibule with plenty of space and wide sweeping staircase. From the first floor, the carpeted staircase and second floor landing is owned by this property, well lit from the skylight above. The front door to the apartment opens through into its own hall, again naturally lit from another skylight above and also including the airing cupboard with hot water cylinder and slatted shelving. The first of potentially three bedrooms is located to one side, with lovely views across the village. A separate bathroom includes a white modern suite with electric shower over the bath. An inner hall includes stairs leading up to the second floor accommodation, whilst to one side a practical galley kitchen includes space for both your washing machine and dishwasher, as well as an electric cooker point and room for your own upright fridge freezer. The units are an off white shaker style, with work surfaces including stainless steel sink unit. Again, to one side there is a lovely outlook across the village. The generous and well-proportioned living room offers ample room to create a multitude of layouts, whether you are looking to accommodate a separate dining suite or need room to work from home. The exceptionally high ceiling and picture rail gives a great feeling of space whilst the large sash window to the front lets in plenty of sunshine on fine days. For day to day practicality there is a useful understairs storage cupboard to one corner. Adjoining this room is a further good size room with a dual aspect, which could be used as a formal dining room, study or generous third double bedroom.

On the second floor is a further double bedroom, whilst to one side is an extensive



loft space offering scope (subject to the necessary consents) for further conversion into additional living space or it can simply be used for great storage space.

OUTSIDE

A garage with up and over door is located in the adjoining block, marked as garage "C". There is ample unrestricted road side parking within the cul de sac on a first come first served basis. The property also benefits from well-tended communal gardens at the rear for the enjoyment of residents.

SITUATION

The village 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 6.5 miles from Ilminster, it has great accessibility to all the day to day amenities you require and excellent road links via the A358, A30 and A303. Both the beautiful Jurassic coast to the south and the M5 Junction at Taunton are within c.30 minutes' drive. The A303 London – Exeter trunk road is just an easy 3 minute drive away.

The village appears to have 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, ladies groups, and Gala association that organises lots of events and entertainments. There is a pub in the village (The Green Dragon) and a further pub in the neighbouring village of Wadeford (The Haymaker).

The village also has its own Football club with four teams plus a ladies team, clubhouse and pitch. There is a post office and store, historic parish church, two pubs and Church of England Primary School. Doctors' surgeries are available in Chard whilst there are community hospitals in Chard, Axminster, Crewkerne, South Petherton and Honiton. The main district hospitals are at Yeovil and Taunton.

DIRECTIONS

What3words////////guides.tabs.promotes



SERVICES

Mains electricity, water and drainage are connected. Electric heating and hot water provision.

Superfast broadband is available in the area. Mobile signal indoors is most likely from the Vodafone network, although outdoors it is likely to be available from all four major networks. Information provided by Ofcom.org.uk.

MATERIAL INFORMATION

Somerset Council Tax Band B

999 year lease from 24 June 1975 including share of freehold via residents management company
Service Charge approximately £1440 per year (approximately £120 per calendar month) including buildings insurance
No ground rent payable due to owning a share of the freehold
Property is managed on behalf of the residents by Ashfield Property Management of Yeovil. Somerset

The property is Grade II listed and located within the designated conservation area.

The vendor is intending to fit the two remaining windows with secondary glazing, prior to a sale.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
A++ (91-100)	A (69-78)	D (40-45)
A+ (81-90)	B (59-68)	E (31-36)
A (71-80)	C (50-58)	F (21-30)
B (61-70)	D (40-45)	G (1-10)
C (51-60)	E (31-36)	
D (41-50)	F (21-30)	
E (31-40)	G (1-10)	
F (21-30)		
G (1-20)		
England & Wales		
EU Directive 2002/91/EC		

Vicarage Hill, Combe St. Nicholas, Chard

Approximate Area = 1090 sq ft / 101.2 sq m (excludes landing)

Limited Use Area(s) = 561 sq ft / 52.1 sq m

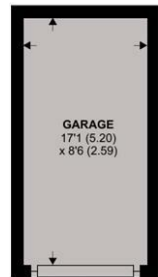
Garage = 145 sq ft / 13.6 sq m

Total = 1796 sq ft / 166.8 sq m

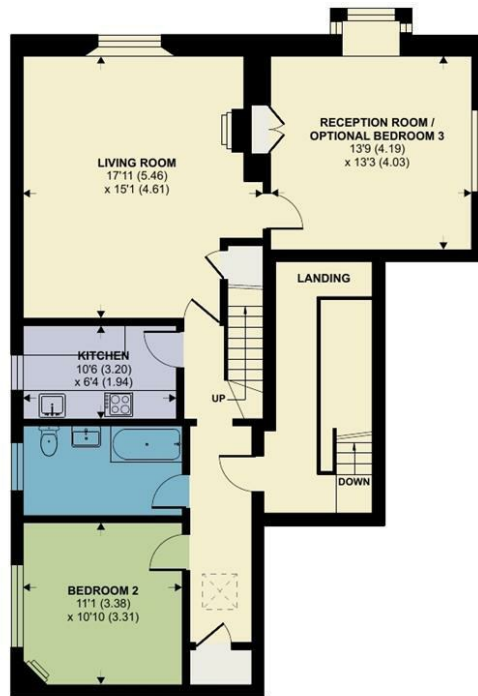
For identification only - Not to scale



Denotes restricted head height



GARAGE



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1234154



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