



Symonds
& Sampson

The Old Farmhouse

Clayhanger, Wadeford, Chard, Somerset

The Old Farmhouse

Clayhanger

Wadeford

Chard

Somerset TA20 3BD

In an idyllic location within a small rural hamlet, this beautiful Grade II listed former farmhouse with contemporary country interior is set in 2.34 acres (0.95 hectares) and offers versatile living space whether you're an extended family or have an eye for income potential.



- Beautiful Grade II listed former farmhouse
 - Set within 2.34 acres (0.95 hectares)
- Rural yet accessible position not far from road links
- Potential for multi-generational living / income potential subject to consents
 - Sympathetically extended and improved
 - Range of useful outbuildings

Guide Price £1,100,000

Freehold

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THE PROPERTY

Dating back to the 17th century, this charming home has been lovingly enhanced over generations. Tucked away along a scenic country lane in a picturesque rural setting, this former farmhouse offers spacious and versatile living—ideal for extended families. The accommodation extends from the original farmhouse into the converted outbuildings to the west, seamlessly blending historic character with modern style. Set within its own gardens and paddock, the property provides ample space for both family members and their four-legged companions. It has undergone much improvement including recent replacement of the thatched roof.

ACCOMMODATION

In recent years, an impressive oak entrance vestibule has been added, seamlessly connecting the original farmhouse with the adjoining former barns. These barns have been thoughtfully converted into a spacious, family-friendly kitchen and dining area, featuring slate flooring, contemporary grey fitted units, a ceramic butler sink, an electric 5 oven AGA with warming plate, and an integrated dishwasher. The original oak partition has been preserved, creating a cosy snug area. Steps lead up to a rear lobby, a boot room/utility space retaining its original wash copper, decorative brick flooring, and a second butler sink, alongside plumbing for a washing machine, tumble dryer, and other essentials. A convenient downstairs WC is also located alongside.

Flowing seamlessly from the kitchen, flagstone floors continue into the sitting room, where an inviting inglenook fireplace with a wood-burning stove and a charming window seat overlook the front garden. The original cross-passage hall is now open to the sitting room providing more space and leads through to the rear of the house, where a separate family/music room features another historic inglenook fireplace, complete with a listed bread oven. Adjacent to this is a ground-floor study with built-in storage, making it an ideal home office.

On the east side of the farmhouse, a larger drawing room offers additional living space, enhanced by window seats and French doors opening to the front garden. Another inglenook fireplace houses a wood-burning stove, while built-in shelving provides the perfect space for books and decorative displays.

Upstairs, the original farmhouse hosts three generously sized bedrooms, along with a useful store and traditional family bathroom including separate bath and spacious shower. The master bedroom also benefits from an adjoining dressing room, offering potential for en suite facilities particularly as it lies adjacent to the family bathroom so the relevant plumbing is close-by. A dedicated cupboard houses the hot water system for this section of the property.

Above the kitchen/dining area, the first-floor space is accessible from the rear gardens and presents an excellent opportunity for a separate annexe, subject to necessary consents. This area offers versatile accommodation, whether for extended family or a home-based business. It includes a beautifully refurbished kitchen/breakfast room with exposed stone walls, stylish sage-green cabinetry, an integrated fridge/freezer, an electric oven and hob, a recycling unit, and deep pan drawers. An inner landing with useful storage leads to a spacious double-aspect reception room, complete with ample space for a dining table and sliding doors to a separate storage area. Additionally, there is a well-proportioned double bedroom and a tastefully appointed shower room featuring elegant Burlington fittings.



OUTSIDE

The property is set within its own expansive grounds, featuring a generous yard to the west that provides ample parking and access to a collection of stables. Beyond the yard, gently sloping lawns and a charming apple orchard extend upwards, leading to further lawned gardens with mature walnut trees and a paddock beyond. At the top of the hill, breath-taking views create the perfect backdrop for gathering around the firepit with friends and family on warm summer evenings.

Adjacent to the orchard, a well-designed kitchen garden includes raised beds, a polytunnel, and composting areas, ideal for homegrown produce. Just below, a range of practical stone, flint, and timber outbuildings serve as a tractor shed, workshop, and additional storage.

Closer to the house, a traditional walled garden provides a private and sunlit retreat. Its slightly elevated position makes it an ideal spot for families to enjoy the outdoor swimming pool. This beautifully maintained space features a mature mulberry tree and classic country garden favourites such as wisteria, apple trees, catmint, and herbs.

The front garden is framed by a charming old stone wall, with a traditional front gate that opens onto the quiet country lane. Access to the oak entrance vestibule is also available via a separate gravel driveway, which passes by an adjoining stone barn and woodshed. The ground floor area houses the oil-fired central heating boiler and the hot water system for this section of the property with double doors at the front for easy access from the lane. A pull-down ladder provides access to the first floor barn above, a former hayloft which now offers additional storage space.





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.

There are an excellent range of state and independent schools locally, most notably Colyton Grammar School, Chard Independent School, and further afield there are several private options at Taunton and Wellington, Kings at Bruton at Millfield School, Street. Many offer private bus services in the area.

DIRECTIONS

What3words/////yell.busters.glorified

SERVICES

Mains electricity and water are connected. Private

drainage via septic tank. Oil fired central heating / hot water.

Ultrafast broadband is available in the area. Mobile signal indoors may be limited and you may prefer to use Wifi calling, however a mobile signal is likely outdoors from all four major networks. Information provided by Ofcom.org.uk

MATERIAL INFORMATION

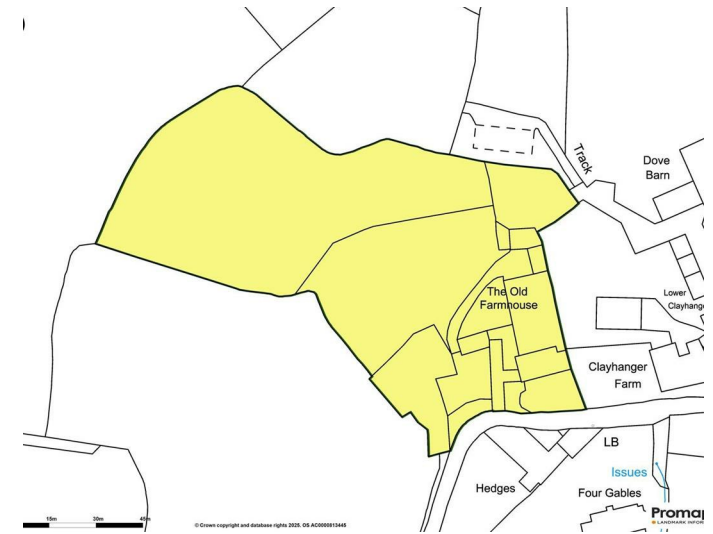
Somerset Council Tax Band G

The property is Grade II listed.

Please note, the additional self-contained wing on the first floor has only been used as additional family accommodation ancillary to the main house. It does not







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SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

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Approximate Area = 2133 sq ft / 198.1 sq m

Barn = 197 sq ft / 18.3 sq m

Outbuildings = 1308 sq ft / 121.5 sq m

Annexe = 1439 sq ft / 133.6 sq m

Total = 5077 sq ft / 471.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Symonds & Sampson. REF: 1256499