



Symonds  
& Sampson

# Goblin Hollow

Wadeford, Chard, Somerset



# Goblin Hollow

Wadeford  
Chard  
Somerset TA20 3AU

Spread across three generous floors, this charming and exceptionally spacious home in a picturesque setting is ideal for large families, hosting guests, or anyone seeking room for hobbies.



- Exceptionally spacious village residence
- Character accommodation with excellent proportions
  - Five bedrooms with master en suite
  - Three ground floor reception rooms
  - Additional second floor playroom
  - Pretty gardens and garage / barn

Offers over £450,000

Freehold

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## THE PROPERTY

With good proportions and high ceilings typical of the era, this exceptionally spacious home has generous accommodation over three original floors. It benefits from oil fired central heating and double glazing, and has been the subject of modernisation including an attractive modern kitchen / breakfast room with island, but still retains much of its quirkiness and character making it a truly individual home.

## ACCOMMODATION

On the ground floor a traditional hallway retains its original period ceiling arch, and offers two spacious and separate reception rooms at the front. An angled rear hallway contains the stairs to the first and second floors, whilst a spacious and bright kitchen lies adjacent to the cosy front sitting room with its feature fireplace. The kitchen is finished with a range of contemporary cream units with limewashed wood effect laminate worktops incorporating an induction hob, rangemaster cooker hood, double electric oven, built in recycling drawer and central island unit. This leads through to a light-filled garden room which could also double as an additional dining space. As well as overlooking the pretty rear garden it includes useful storage spaces and a utility cupboard housing the oil-fired boiler and space for washing machine.

On the first floor are three good size bedrooms, the front rooms having featured arched windows overlooking the pretty street scene as well as fitted storage storage. There is also a en suite shower room to the main front bedroom, with an additional shower room serving the other bedrooms. This shower room also includes an airing cupboard housing the hot water cylinder.

On the second floor is a large walk-through room which makes the perfect play room, leading through to two further bedrooms on the second floor.







## OUTSIDE

The property has a pretty garden at the rear which enjoys a southerly aspect, and is laid to lawn and borders with a beautiful mature Japanese acer tree. Mainly enclosed by fencing, there is a gate providing pedestrian access out to the neighbouring shared driveway. A side area adjoining the garage includes the oil tank and options for garden storage. The local brook partly flows through the garden, providing a relaxing background noise and then goes under a culvert under the garage and adjoining road.

The garage is a former stone barn with up and over door to

the front and rear latch door to the garden. There is potential storage space in the eaves above.

## SITUATION

The property is in this favoured residential hamlet midway between Chard and the popular village of Combe St Nicholas in lovely countryside not far from the Blackdown Hills, a designated National Landscape (former AONB).

There's a good sense of community locally and together with Combe St Nicholas there's 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. 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.

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 a short drive away.

## DIRECTIONS

What3words/////grand.trinkets.poems

## SERVICES

Mains electricity, water and drainage are connected.

Ultrafast broadband is available. Mobile signal indoors could be limited or unavailable and you may prefer to use Wifi calling, however outdoors you are likely to receive a signal from all four major networks. Information provided by Ofcom.org.uk

## MATERIAL INFORMATION

Somerset Council Tax Band E

The property is located within a designated conservation area.

Please note that the property lies within an area designated as having a high risk of flooding from rivers and the sea, although low risk from surface water flooding. It suffered a 2 hour flood on June 27th 2021 following a sudden excessive downpour in a very localised area.



Energy Efficiency Rating		
Property	Current	Target
Overall Energy Efficiency	A	B
Water Efficiency	B	C
CO <sub>2</sub> Emissions	B	C
Energy Costs	B	C
Water Costs	B	C
CO <sub>2</sub> Emissions Costs	B	C
Energy Costs	B	C
Water Costs	B	C
CO <sub>2</sub> Emissions Costs	B	C
Energy Costs	B	C
Water Costs	B	C
CO <sub>2</sub> Emissions Costs	B	C

## Goblin Hollow, Wadeford, Chard

Approximate Area = 2115 sq ft / 196.4 sq m

Limited Use Area(s) = 32 sq ft / 2.9 sq m

Garage = 274 sq ft / 25.4 sq m

Total = 2421 sq ft / 224.9 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). © nitchcom 2025. Produced for Symonds & Sampson. REF: 1279226



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