

An aerial photograph of a traditional stone cottage with a red-tiled roof and a prominent chimney. The cottage is surrounded by a stone wall and a green lawn. In the background, there are trees and other buildings. The sky is blue with some clouds. The Symonds & Sampson logo is in the top right corner.

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# 4 Manor Farm Cottages

Middle Chinnock, Crewkerne,



# 4 Manor Farm

Middle Chinnock  
Crewkerne  
TA18 7PN

A charming semi-detached 3/4 bedroom hamstone cottage enjoying 3.12 acres.

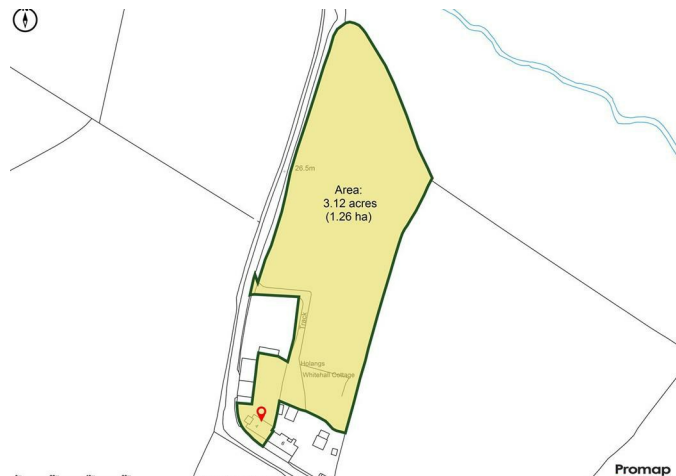


- Beautiful Hamstone Cottage
  - 3.12 Acres in total
- Including a paddock and gardens with willow trees
- Triple open ended car port with garage/store
  - Tarmacadam parking for several vehicles
    - 3/4 reception rooms
    - Kitchen/breakfast room
- Utility room and separate cloakroom/wc
  - 3/4 bedrooms, 2 bathrooms
    - No onward chain

Guide Price £795,000

Freehold

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## THE DWELLING

Steeped in history, this house was built circa 1600, exuding character and charm at every turn. With a generous 1,959 sq ft of living space, there is plenty of room for both relaxation and entertainment. The cottage boasts 3.12 acres in total, offering substantial character accommodation together with hamstone mullion windows, inglenook fireplaces, woodburner and beams, plus the added luxury of a modern kitchen/breakfast room and two recently renovated bathrooms.

## ACCOMODATION

This beautiful cottage comprises an entrance lobby, sitting room, generous dining room with inglenook fireplace and stone mullion windows, further family/sitting room again with inglenook and woodburner, kitchen/breakfast room, utility room, cloakroom/wc, further ground floor bedroom 3/4th reception room/study, first-floor landing, bedroom one with en suite bathroom (bath and separate shower), bedrooms two and four and a family shower room.

## OUTSIDE

To the front of the property is a lovely gravelled and lawned garden with a stone retaining wall and gate leading to the side garden. This side garden is again laid to lawn with access to a hobbies/outbuilding and further path to the rear garden.

The rear garden is very well presented with formal lawns, planted with a variety of specimen shrubs, bushes and trees together with an extensive terrace providing ample space for seating, table, chairs etc. Pathways run through the garden to another "alfresco dining area". There is also a stone store/outbuilding, timber shed and gate to another large garden area and the parking/car port. This garden space is mainly laid to lawn and planted with willow trees. There is an open-ended car port/covered area for several vehicles together with a small garage/store. An extensive tarmacadam drive/turning area provides parking again for several vehicles with an electric gate leading to the entrance drive which sweeps past the garden and the paddock area and provides access to the lane.







## SITUATION

Middle Chinnock is tucked away in the Somerset countryside with no main roads running through it, and is a very friendly quiet village comprising of a handful of cottages, houses and farms, with the central church (records show a church has been here since Norman times) of St. Margarets, described as a 'gothic and Saxon edifice'. This tranquil village setting has neighbouring villages of Chiselborough, Norton-sub-Hamdon and West Chinnock.

## DIRECTIONS

What3words: ///arching.butternut.fended

## SERVICES

Mains water, electricity and drainage. Oil fired central heating via radiators.

Broadband - Ultrafast broadband is available. Mobile signal/coverage - Available both indoors and outside - For an indication of specific speeds and supply or coverage in the area we recommend Ofcom checker. <https://www.ofcom.org.uk>

## MATERIAL INFORMATION

There is no flood risk for this property. This home is not at risk of flooding from rivers and seas.

The property is Grade II Listed and is located in a Conservation area

Full Listed renovation in 2000 plus a first-floor extension with building Regulation Approval and Listed consent.







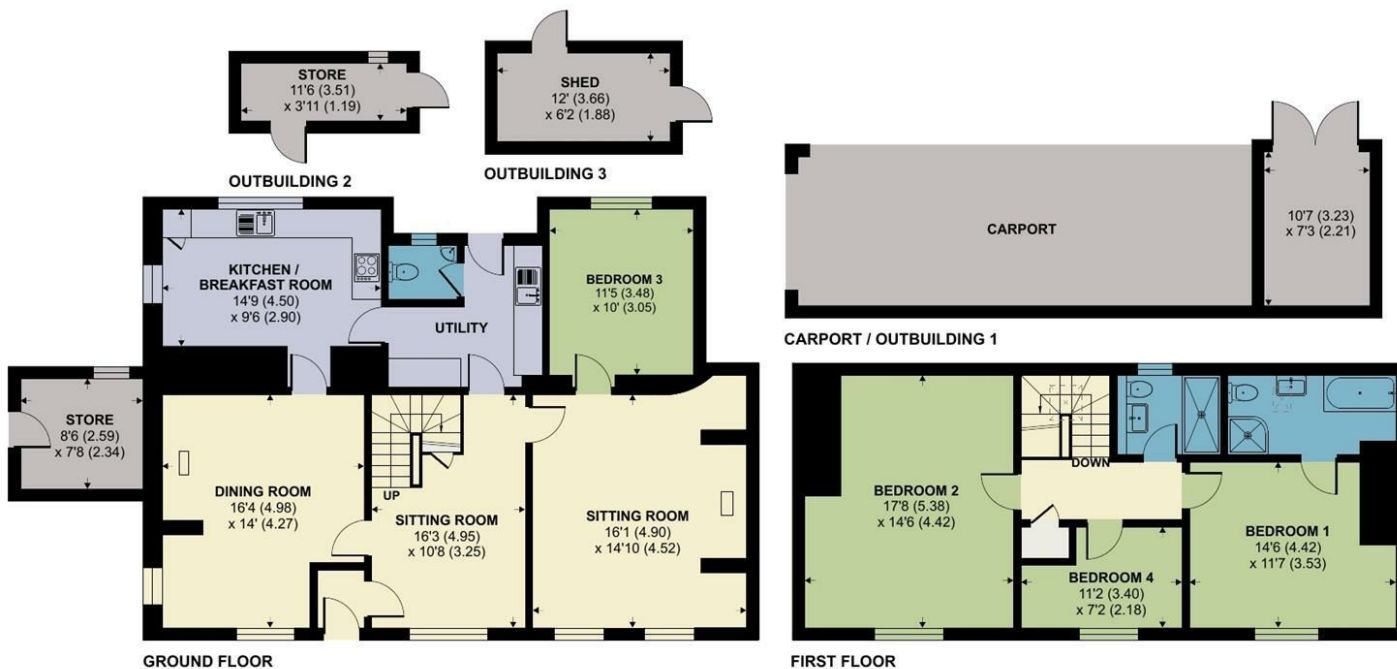
# Middle Chinnock, Crewkerne

Approximate Area = 1821 sq ft / 169.2 sq m (excludes carport)

Outbuildings = 263 sq ft / 24.4 sq m

Total = 2084 sq ft / 193.6 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). © nctechcom 2024. Produced for Symonds & Sampson. REF: 1164151



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