



Dawes Farmhouse



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East Chinnock, Yeovil, Somerset, BA22 9EE

Yeovil and Crewkerne 4.5 miles. Sherborne 10 miles. Jurassic coast 17.5 miles.

NO ONWARD CHAIN - A spacious Grade II listed detached farmhouse offering well proportioned accommodation with ample parking, garaging and delightful gardens and grounds, in all approximately 0.25 acres. EPC Exempt

- NO ONWARD CHAIN
- Character Features
- Large Kitchen and Utility Room
- Garaging and Outbuilding
- Freehold
- Spacious Hamstone Farmhouse
- Two Reception Rooms and Garden Room
- Four Bedrooms and Two Bathrooms
- Delightful Private Gardens
- Council Tax Band F

Guide Price £650,000

SITUATION

Dawes Farmhouse is situated within this warm and friendly village which lies equidistant between the market town of Crewkerne and Yeovil, where excellent shopping, recreational and scholastic facilities can be found. There are also mainline rail links from both towns to Exeter and London Waterloo. The village is surrounded by attractive countryside, with many footpaths in which to explore. The Jurassic coastline is also within easy reach lying approximately 17.5 miles south.

DESCRIPTION

Dawes Farmhouse is centred on a most attractive Grade II listed character farmhouse which is believed to date back to the early 1600's and was then extended approximately 100 years later. It offers well proportioned character accommodation, with exposed beams, inglenook fireplace, window seats and wonderful flagstone floors. The front elevation is constructed of hamstone with attractive mullion windows with stone elevations to the gables and rear and is contained beneath a tiled roof. The property benefits from oil fired central heating and is offered in excellent decorative order throughout. The gardens are a particular feature which have been lovingly planted together with a fine selection of trees, wildlife pond and outbuilding, together with a large garage/workshop with adjoining parking.



ACCOMMODATION

Timber door to the entrance hall with flagstone flooring, stairs to first floor with cupboard under, coats cupboard and stable door to garden room. The reception rooms lie to the front of the farmhouse with the dining room having an attractive stone fireplace, together with wood panelling to dado height, exposed beams, window seat and hidden cupboard. On the opposite side of the hallway can be found the sitting room with a large inglenook fireplace with inset log burner, bench seats and mantle over. Adjoining drinks cabinet, panelling to dado height, exposed beams and door to kitchen/breakfast room, which is well fitted and comprising; one and half bowl single drainer sink with mixer tap over. Adjoining worktop with a range of floor and wall mounted cupboards and drawers and integrated appliances including ceramic hob, with extractor, electric double oven and grill, dishwasher, fridge and freezer, breakfast bar, tiled flooring and window overlooking the rear garden. On the opposite side of the hallway is a utility room which is spacious and comprising single drainer sink with adjoining worktops, range of floor and wall mounted cupboards and drawers, space and plumbing for washing machine and Grant oil fired boiler. Window to side and store cupboard. To the rear of the hallway can be found the garden room which is glazed on two sides with glazed door to side and glazed french doors to rear with attractive tiled flooring and adjoining cloakroom with low level WC and wash hand basin.

On the first floor is a spacious landing which is currently used as a study as it is light and airy and with a window overlooking the rear garden. There are four generous bedrooms, all with fitted cupboards, providing wardrobe space and storage with the principal bedroom also benefitting from a hamstone fireplace and exposed beams. The bathroom comprises; panelled bath, pedestal wash hand basin and low level WC, together with linen cupboard and has fully tiled floor and walls. Separate shower room with shower cubicle, pedestal wash hand basin and low level WC, also has fully tiled floor and walls.

OUTSIDE

The property is approached over an initial shared gravelled driveway which leads to a large garage of block construction set beneath a tiled roof and faced in stone with brick quoins. It is approached through double timber doors and is connected with power and light together with loft storage and window to side. There is also parking for three cars. The farmhouse is set well back from the road with stone walling and hedging to front with steps and a flagstone pathway leading to the front door. Lawned gardens on either side, with two Mulberry trees, circular box hedging and wild Orchids.

A paved pathway leads around to the side of the property with log store, water butt and useful workshop, with work bench, power and light. To the rear of the farmhouse is a paved area, herb garden and steps leading up to a lawned garden protected by native hedgerows and well stocked with a fine selection of shrubs, bushes and trees, including Silver Birch, Willows, Liquid Amber, Gingko and Cotinus, also known as a Smoke tree. Within the garden is a further seating area, wildlife pond and towards the far end of the garden is a vegetable garden with three raised beds, with a selection of soft fruits, various fruit trees, including Apple, Plum, Damson, Medlar and Quince, together with a composting area. In total the grounds extend to approximately 0.25 acres.

SERVICES

Mains water, electricity and drainage are connected. Oil fired central heating.
Mobile Available : EE THREE, and O2 (ofcom)
Broadband Available: ADSL under 24 Mbps Superfast 24 - 100 Mbps (ofcom)

VIEWINGS

Strictly by appointment through the vendors selling agents, Stags, Yeovil Office. Telephone 01935 475000.

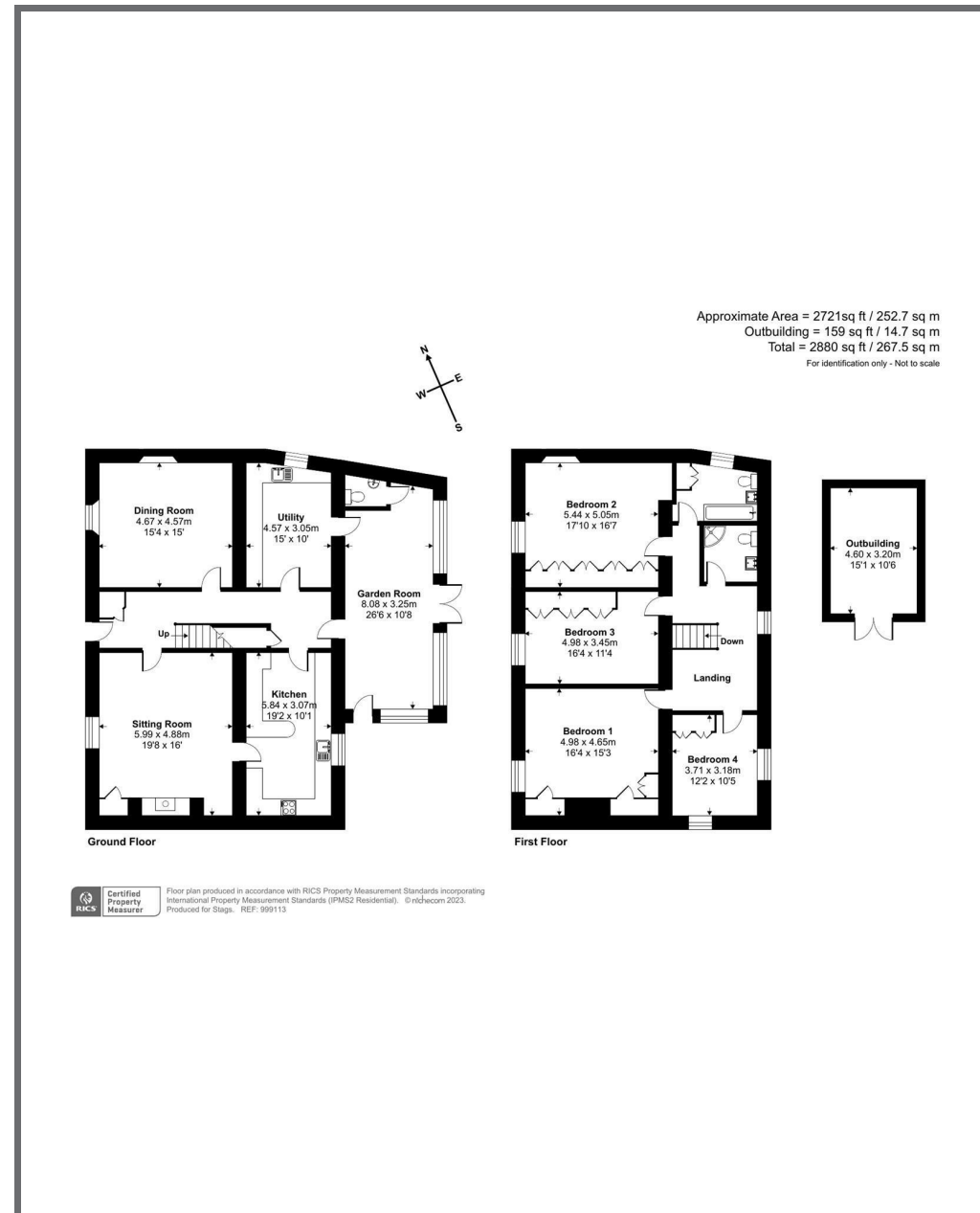
DIRECTIONS

From Yeovil take the A30 towards Crewkerne and having passed through West Coker you will then enter the village of East Chinnock. Continue down the hill passing the church on the left hand side and continue around the bend whereupon the entrance to Dawes Farmhouse will be seen on the left hand side.

FLOOD RISK STATUS - none



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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