



Muttlebury's Mead, Chard Street







Muttlebury's Mead, Chard Street

Thorncombe, Dorset, TA20 4NB

Chard 5 miles. Crewkerne 7 miles. Lyme Regis and Bridport 10 miles.

A deceptively spacious and versatile four bedroom detached village house with adjoining annexe, enjoying wonderful easterly views over its large gardens and grounds, which extend to approximately 1.4 acres. EPC Band. E

- Sought After West Dorset Village
- Gardeners paradise with large gardens and grounds approaching 1.4 acres
- Two reception rooms
- One En suite and Bathroom
- Council Tax Band G
- Detached Cottage with 1 Bedroom annexe
- Three further bedrooms
- Conservatory with Bi-Fold Doors
- Ample Parking and Detached Garage/Workshop
- Freehold

Guide Price £795,000

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SITUATION

Muttlebury's Mead is situated in a wonderful rural location backing onto Chard Street, just a few minutes walk from Thorncombe village centre, with its community run shop/post office/cafe. The village also benefits from a primary school, church and active village hall, where a number of clubs can be enjoyed creating a great community. To find out more, please visit www.thorncombe.com. Thorncombe lies in an Area of Outstanding Natural Beauty, offering numerous walks and bridleways. For greater facilities Chard and Crewkerne are within 5 and 7 miles respectively, with the latter enjoying a Waitrose supermarket and mainline rail link to Exeter and London Waterloo. The Jurassic coast is also readily accessible with Lyme Regis being approximately 10 miles south-west of the property.

DESCRIPTION

Muttlebury's Mead is a most interesting detached cottage of about 18th Century origin, which is constructed principally of stone with part rendered and colour-washed elevations and is set beneath a tiled roof. The property benefits from double glazed windows throughout, together with a recently installed air source heat pump providing central heating, which is augmented by a solar thermal panel on the roof. Muttlebury's Mead should be viewed internally to appreciate not only the wonderful and flexible accommodation, with a one bedroom annexe providing income potential but also for the setting. The beautiful secluded gardens and grounds, together with adjoining orchard/paddock, enjoy wonderful views over the surrounding countryside. It is also complemented by ample off road parking and a large L-shaped garage/workshop. In total the grounds extend to approximately 1.4 acres.

ACCOMMODATION

Both the main cottage and the annexe have iroko wooden front doors with bull's eye windows. Entrance to the cottage is through a hall with terracotta tiled floor, wall lights and folding doors with a step down to the dining area, with views from two aspects, including four Velux roof lights, terracotta flooring, pantry and contemporary Morso log burner. The adjoining open-plan kitchen has bespoke units with oak worktops with Belfast sink and mixer tap over. Range of floor standing cupboards and Elan range cooker with 5 burner hob, two ovens, one grill and a warming drawer. There is a Velux roof light, exposed beams, terracotta flooring and adjoining scullery. This comprises a Belfast sink with oak drainer and worktops with a range of glass-fronted cupboards and window to the side, a further store cupboard and plumbing for dishwasher. The kitchen leads into the conservatory via a stable door with an adjoining cloakroom with low level WC, wash hand basin and terracotta flooring and feature porthole window. The conservatory is a beautiful room, glazed on three sides, with bi-folds on two aspects, together with a glazed door to front. It has a floor of local stone and is connected with light and power. The sitting room is spacious with windows on two aspects and has a Saey log burner on a brick hearth, with brick archway and mantle over, exposed timbers and terracotta tiled floor and door with stairs rising to the first floor. Recessed shelving and six wall light points.

Door with steps down to the adjoining annexe/holiday let lead into a small kitchen area (currently used as a utility room) with a stainless steel sink unit with mixer taps over. Terracotta flooring, space and plumbing for a washing machine and tumble dryer. Views from two aspects, one wall light point, fitted cupboards and shelving, door to sitting room (currently used as a study) which has views from two aspects and the second front door. There is a terracotta tiled floor, door with stairs leading to the first floor with storage cupboard beneath. Staircase leads to the bedroom which enjoys views from three aspects, together with a vaulted ceiling, useful store cupboard with shelving and door to the en suite shower room comprising; shower cubicle, pedestal wash hand basin and low level WC, linen cupboard with light and radiator.

The main landing which is accessed from the sitting room has a Velux roof light and useful attic storage. Bedroom 1 enjoys fine views from two aspects, together with fitted wardrobes and cupboard with the pressurised hot water cylinder. Bedroom 2 also enjoys wonderful views over fields, together with fitted wardrobes on two walls. Bedroom 3 enjoys views from two aspects and plenty of storage with shelving and hanging rails. The family bathroom comprises; corner bath and shower cubicle, vanity unit and inset wash hand basin and low level WC, sloping ceiling with views from two aspects and exposed beams.





OUTSIDE

A pair of five-bar timber gates open onto a gravelled driveway providing ample parking and turning, giving access to the L-shaped garage/workshop, which is constructed principally of stone, brick and block and contained beneath a tiled roof. It is approached through double timber doors and has a concrete floor with windows on two aspects, together with power and light. Step leads down to the adjoining workshop with a window. From the driveway, a gateway opens onto a paved path which leads to the front door. East of here is a shaped lawn with well stocked flower and shrub borders and a well clipped beech hedge. Close by is a wonderful pond, again with well stocked borders and beyond which is a large paddock/orchard which is on a gentle easterly slope, and from which wonderful views can be enjoyed over the surrounding countryside. There are a fine selection of trees including Walnut, Sweet Chestnut, Apple, Plum and Pear. Within the gardens is a superb viewing seating area, from which the extensive countryside can be enjoyed to the full, together with a kitchen garden, poly-tunnel, wood shed and garden store. At the lower end of the garden can be found a useful field shelter and in the top westerly corner is a gateway leading onto chard Street. In total the grounds extend to 1.4 acres.

VIEWINGS

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

SERVICES

Mains water and electricity are connected. Air Source heat pump provides hot water and central heating, which is boosted by a solar thermal panel. Private Drainage.

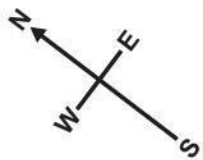
Broadband: ADSL under 24 Mbps Superfast 24 - 100 Mbps Ultrafast 100 - 999 Mbps information via Ofcom
Mobile: EE, Three, O2 and Vodafone (all offering limited service) information via Ofcom

DIRECTIONS

From Crewkerne head south towards Lyme Regis on the B3165. Pass through the village of Clapton and Oathill. On a left hand bend turn right signposted Thorncombe. After a short distance turn sharp right, then first left, and the next right down the hill passing through the hamlet of Synderford and on into Thorncombe. Continue up the hill, turning right into Chard Street, passing the village shop and primary school on your left hand side. After a short distance, Muttelbury's Mead will be seen on the right hand side.

FLOOD RISK STATUS

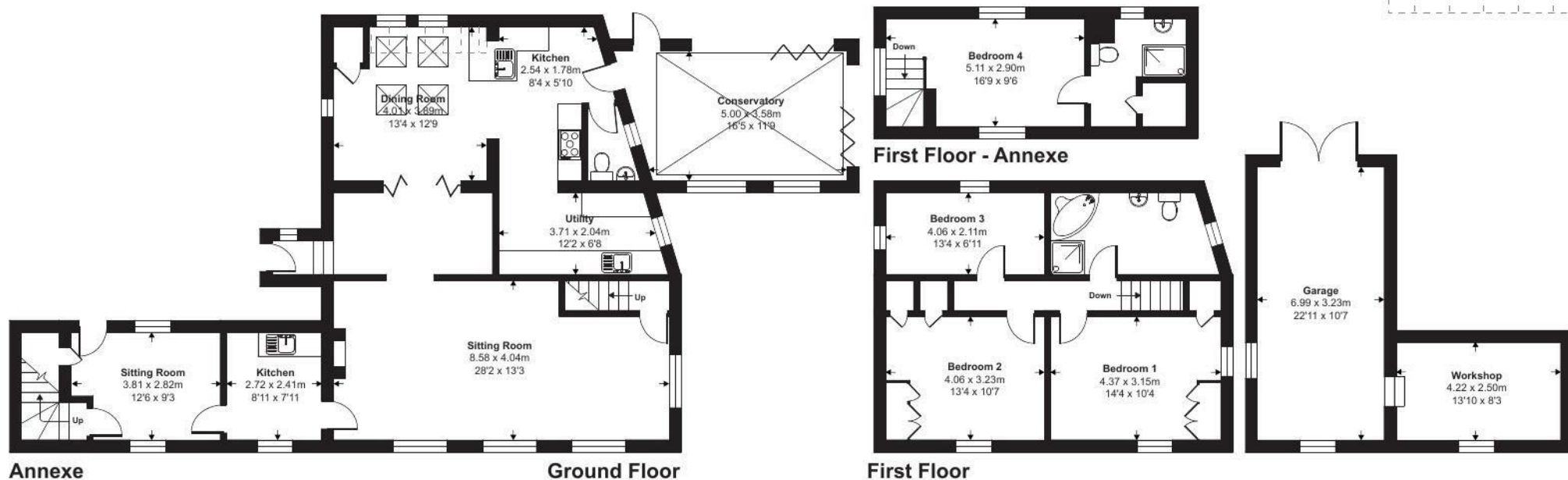
Very low risk as per information from the environment! agency website.



Approximate Area = 2140 sq ft / 198.8 sq m
Limited Use Area(s) = 21 sq ft / 2 sq m
Outbuilding = 364 sq ft / 33.8 sq m
Total = 2525 sq ft / 234.6 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1193864



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



