



Lyminster Farm, Woolminstone, Crewkerne, Somerset,

Guide Price
£865,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

An immaculate detached four bedroom character property offering spacious accommodation throughout set in a rural location with gardens, garaging and paddock of about 1.310 acres (0.53ha)

Lyminster Farm, Woolminstone, Crewkerne, Somerset, TA18 8QP

- Detached
- Paddock and gardens of about 1.310 acres
 - Spacious accommodation
 - Superb order throughout
 - Wonderful country views
 - Rural location
 - Triple garage plus carport
 - Recently added solar panels
- Easy access to town and travel links

Viewing strictly by appointment
Symonds & Sampson
01308 863100





Welcome to Lyminster Farm, a rare gem nestled in a picturesque rural setting, offering stunning country views and encompassing gardens and paddock of approximately 1.31 acres. This impressive detached four-bedroom property blends modern amenities, including solar panels, with charming character features such as beams, flagstone floors, and exposed feature walls. The spacious interior includes a recently extended kitchen/diner, a formal dining hall, and a generous sitting room with a cozy wood burner. Upstairs, you'll find four ample bedrooms and a newly refurbished family bathroom, along with a study perfectly suited for remote work. Outside, the paviour terrace leads to vibrant gardens and a large detached triple garage/workshop with a home gym in the converted loft space, plus an adjoining solid timber carport. Across the shingle drive lies the paddock offering views that stretch for miles. Used presently for grazing and hay, it would be perfect for those looking to grow their own or even to have some livestock. It comes equipped with its own water supply and a useful poly tunnel. Early viewing of this exceptional property is strongly recommended.



Accommodation

A brick and stone porch set beneath a pitched tiled roof creating an attractive entrance to this stunning property. Entering you find an elegant dining hall with classic beamed ceiling and flagstone floor. Here you could comfortably entertain 8 to 10 people before settling in the generous sitting room with its views over the terrace and garden. This is the room where you can cosy up in front the wood burner in the evening. .

To the other side of the dining hall is the study, great for those who work from home. It has character features including exposed beam and an original stone fireplace (capped).

If your evening will be spent in the sitting room, the kitchen/breakfast room is perfect for the day. Extended by the vendors it is now perfect for modern country living. Light and airy with a vaulted extension with Velux windows, it has a dedicated area for sofas to rest in after walking the dog. In

the winter there is underfloor heating to take away any chill from the outside. The kitchen itself is highly impressive with a comprehensive range of units in a modern shaker style topped in a beautiful solid wood worksurface, plus a wonderful corner pantry cupboard. The freestanding island is a great addition and is topped in granite with a breakfast bar at one end. Integrated appliances include a full height fridge, freezer, Bosch dishwasher and a water softener. There is also a five ring gas range cooker with two ovens and a grill. A solid oak back door opens into a large oak frame rear porch where muddy boots can be removed under cover.

The utility comes off the kitchen and the oil fired boiler with pressurized system is found. There is a worktop and space for a washing machine and tumble dryer. The downstairs cloakroom is set beyond the utility.

Moving upstairs, you will find four bedrooms off the landing which itself has space for a seating area. The principal bedroom is dual aspect and you are blessed with

picturesque views from both windows. Bespoke wardrobes have recently been added. The spacious dual aspect guest bedroom also has bespoke wardrobes and a shower ensuite. There are two other bedrooms, one single and one double.

The stunning family bathroom has been beautifully refurbished and now offers a walk-in fully tiled double shower unit with rainfall shower, marble topped vanity unit with basin, bath and WC.

Outside

A private drive leads to the garages and extensive parking with turning point. The triple garage itself has power and lights with drop down steps leading up to a loft conversion with vaulted roof and Velux windows (presently used as a home gym). A recent addition to the garages is the adjoining solid timber framed carport.

Off the drive towards the rear of the property is the main garden set to the rear of the house. This colourful garden





has deep borders and a central lawn with a path leading down to a large sunny paved terrace directly off the property.

The grass paddock is a super bonus. Kept in good order, hedged and fenced with a useful poly tunnel with raised beds and staging. Water supply to a freestanding trough.

Situation

Woolminstone is a small picturesque hamlet approx. 2 miles for the town of Crewkerne with its main line station to London (Waterloo). The town is adorned with historical buildings and private houses and is well known for its art, antiques, book shops and tea rooms. Combined with traditional public houses, a range of shopping facilities, beautiful churches, a library, numerous schools, health centre, hospital, gym, aqua centre, supermarkets including Waitrose and various attractions, this makes it a very popular town to live. There is a good bus service to neighbouring towns. Much of the surrounding countryside

on the Somerset/ Dorset border is designated as an area of Outstanding Natural Beauty. The Market town of Bridport and the beautiful World Heritage coast are also under half an hour's driving distance, along with Yeovil being a similar drive also with mainline railway connections. Superfast broadband is available in this area.

Services

Services

Mains water and electricity are connected. The property has a Klargester biotech treatment plant with pumped outlet on its own freehold land.

The property has recently been fitted with solar panels which create a much more energy efficient property

Broadband

Standard broadband is generally available

Mobile phones data

Indoors

O2 and Vodafone You should expect to receive a signal for

voice

EE and Three - you should expect to receive limited data for voice and data

Outdoors

O2/Vodafone/Three/EE You should expect to receive a signal for data/enhanced data and voice.

Information from <https://www.ofcom.org.uk>

Property Information

As is often the case, the title register is likely to contain rights and covenants, please check with your legal advisor or call the office if you would like to discuss prior to making a viewing

Local authority

South Somerset District Council - 01935 462462. Council Tax Band F.

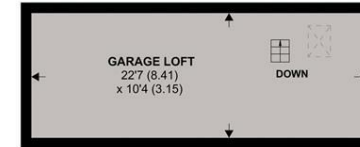
Directions

From Beaminster proceed on the B3163 to Broadwindsor and from here continue to Drimpton. In Drimpton just past the Royal Oak pub, turn right signposted Crewkerne. Continue along this road until you reach the B3165 (Crewkerne right and Lyme Regis left). Turn right, through Clapton and proceed past taking the first left signposted Woolminstone. This property will be found on the left-hand side.

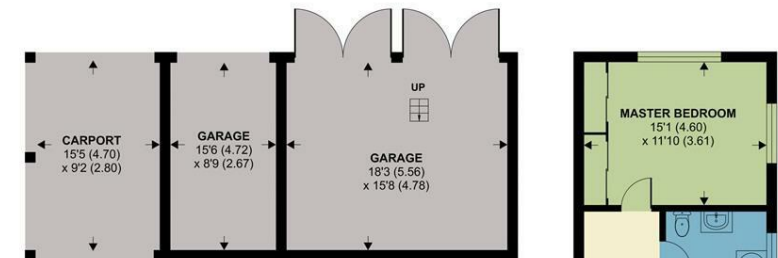
Lyminster Farm, Woolminstone, Crewkerne, TA18

Approximate Area = 2639 sq ft / 245 sq m (includes garages)

For identification only - Not to scale



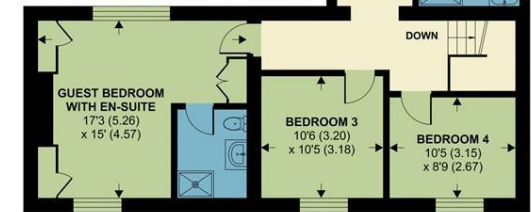
GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CC-C/3603/14.6.24



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Symonds & Sampson. REF: 695933



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