



Farwells, Wayford, Crewkerne, Somerset

Period two-bedroom cottage with spectacular garden looking over the rolling hills beyond.

Guide Price
£337,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

Farwells, Wayford, Crewkerne, Somerset, TA18 8QG

- Two-bedroom cottage
 - Modern kitchen
 - Modern bathroom
- Two reception rooms
 - Conservatory
- Amazing gardens
 - Rural views

Viewing strictly by appointment
Symonds & Sampson
01308 863100





This enchanting two-bedroom cottage is situated in the idyllic village of Wayford. Meticulously renovated over the years, this home effortlessly blends modern comforts with timeless charm. The ground floor boasts a sleek, contemporary bespoke kitchen equipped with integrated appliances, a generously sized sitting room featuring elegant flagstone flooring and a wood burning stove, a versatile second reception room, and a sunlit conservatory. Ascend to the first floor to discover two spacious double bedrooms; the master bedroom is enhanced with built-in storage and offers panoramic views that will take your breath away. The upper level is completed by a luxurious bathroom suite finished to the highest specifications. The rear of the property reveals a beautifully landscaped garden, where you can enjoy stunning vistas of the rolling Somerset and Dorset hills. This is a truly captivating home, and early viewing is highly recommended to fully appreciate its beauty and charm.

Internal

The property is laid out as follows:

Leading into the property is a partially glazed wooden door bringing you into the kitchen.

The kitchen is fitted with a variety of bespoke base and wall units with a straight edge wooden worktop over. There are a selection of integrated appliances including an electric oven, electric hob, and extractor fan. Spaces for a freestanding dishwasher, washing machine and tall fridge freezer. Off the kitchen is the sitting room.

The sitting room is a great size room with flagstone flooring, wood burner and stairs leading upwards. From the living room are doorways to all other principal rooms.

The second reception room creates the ideal study or dining room. With space for a table and chairs to seat 4, Oak flooring, under stairs cupboard and window seat with garden views.

The rear conservatory has power and lighting with French doors leading into the gardens.

Upstairs are two double bedrooms. The main bedroom comes with fitted wardrobe space and views stretching over the hills in the distance. The second bedroom also has built in wardrobes.

The family bathroom comprises of a modern suite fitted with a large walk-in shower, WC, wash hand basin and roll top bath with claw feet.

External

To the rear of the property the garden is an absolute showstopper with a sun terrace off the rear with wood/ bicycle store leading down to a section of laid lawn. Beyond are a variety of mature planted small trees and shrubs leading to a raised decking creating the ideal place to sit and watch the sun go down. At the rear of the garden is a feature pond leading to a storage shed and stream in the far distance.

Allocated space can be available upon agreement with Wayford Manor and there is

unrestricted parking on the lane.

Nearby allotments also available.

Situation

Wayford is a small village with a church and lies 3 miles south-west of Crewkerne. Nearby are the slightly larger villages of Clapton and Drimpton. Crewkerne is adorned with historical buildings and private houses, along with further developments over the past 40 years, it is an attractive town offering an excellent range of shops, pubs, restaurants, supermarkets including Waitrose, schools and churches as well as a main line rail connection to London Waterloo. 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..

Property information

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

Local Authority: Somerset Council
Council Band: B

There are no current granted planning applications within the postcode which will

affect the property, which we have been made aware of.
<https://publicaccess.southsomerset.gov.uk/online-applications/search.do?action=simple&searchType=Application>

Services

Electricity. Private water and drainage. BT landline.

Standard broadband is available. You are likely to get voice and date from EE, O2 and Vodaphone outdoors and EE indoors.



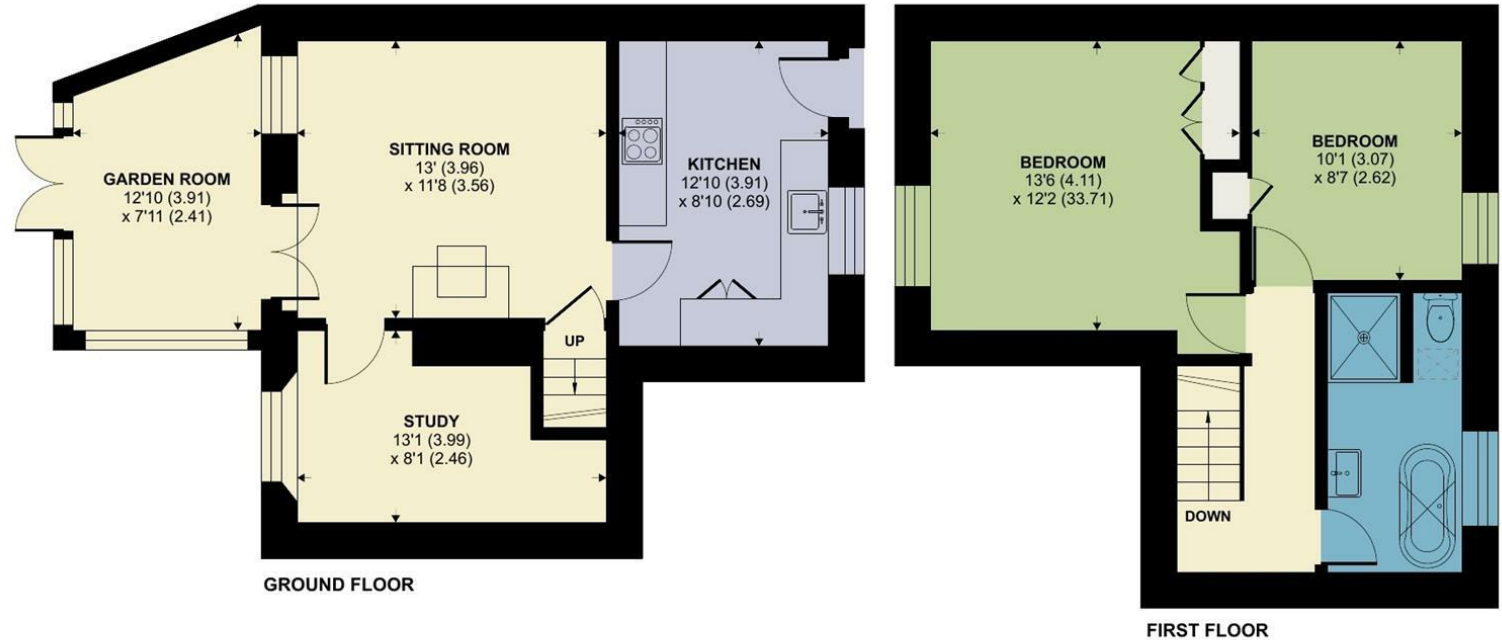
Farwells, Wayford, Crewkerne

Approximate Area = 884 sq ft / 82.1 sq m

For identification only - Not to scale

Directions

From our Beaminster office proceed on the A3066 to the mini round about bearing left signposted Broadwindsor. Continue to the village of Broadwindsor and proceed through the village signposted Drimpton. Upon entering the village of Drimpton turn right just past the Royal Oak public house signposted Clapton and Crewkerne. Follow this road until you reach the main Crewkerne - Lyme Regis Road. Turn right and go over the bridge and turn first left signposted Wayford. Continue up the hill and at the crossroads turn left and Farwells will be found on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1149788



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