



Holway Cottage

Synderford, Thorncombe, Nr Chard, Somerset

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Synderford
Thorncombe
Nr Chard

Somerset TA20 4PZ

A charming Grade II listed three bedroom detached stone cottage, dating back to circa 1700, is offered to the market with a self contained studio annexe and no onward chain.



- Grade II listed
- Three bedroom stone cottage
- Modernised through-out
 - Open plan living
- Two reception rooms
 - Seperate Annexe
 - Good size plot
 - Driveway parking
 - No onward chain

Guide Price £850,000

Freehold

Beaminster Sales
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DWELLING

A charming Grade II listed detached stone cottage, dating back to circa 1700, offered to the market with no onward chain. Lovingly maintained and thoughtfully modernised in recent years, this property seamlessly blends historic character with contemporary comfort, creating a warm, cosy, and spacious home. Situated on a generously sized central plot, the property features ample parking for up to four vehicles and includes a self-contained annexe nestled at the rear of the garden—perfect for extended family or additional accommodation needs.

ACCOMODATION

The front of the property features a charming wooden door that opens into an inviting entrance hall with stairs leading to the upper floor and a doorway into the sitting room. The sitting room boasts carpeted flooring, exposed wooden beams, and a characterful AGA wood burner, creating a cosy atmosphere. Adjacent to the sitting room is the spacious kitchen/diner, fitted with an array of Matte base and wall units complemented by a stunning solid granite island. The kitchen includes integrated appliances such as an eye-level twin oven, electric hob, fridge, freezer, and dishwasher.

At the far end of the ground floor is a separate utility room, equipped with plumbing and power for a washing machine and dryer, and a doorway leading to an additional reception room. This expansive room is an architectural centrepiece, with floor-to-ceiling wooden-framed windows that flood the space with natural light.

Upstairs, the property features three double bedrooms. The

bedroom 1, currently used by the sellers, offers a Juliet balcony that opens out to breath-taking views of the fields beyond. The 2nd bedroom is the entire upper floor of the original cottage with the original ceiling. Bedroom 3 includes an en-suite WC and shower discreetly concealed behind frosted glass. Completing the upstairs layout is a family bathroom, fitted with a white suite comprising a bath, wash hand basin, WC, and walk-in shower.

EXTERNAL

The property is surrounded by beautifully landscaped gardens. At the front, an elevated lawn area offers stunning views over the distant fields. A brick-built storage shed, equipped with power and lighting, provides practical utility. The garden also features a spacious sun terrace with a pathway leading to the annexe, which is flanked by a selection of raised planting beds. Adding to the serene atmosphere, a gentle, low-level stream borders the garden.

The annexe offers studio-style living accommodation, complete with a modern shower room, a dedicated oil-fired boiler, and carport parking beneath—perfect for a variety of uses.

SERVICES

Mains water, electricity are connected. Oil fired central heating. Private digester tank drainage.

Dorset council tax band : E

Broadband - Superfast currently connected with Ultra Fast broadband to be available shortly.

Mobile phone coverage -

EE/3/Vodafone/02- you are likely to have no coverage for voice but not data indoors.

EE/3/Vodafone/02 - You are likely to receive a signal for voice and data outside.

MATERIAL INFORMATION

There are no current granted planning applications within the postcode which will effect the property, which we have been made aware of.

[//planning.dorsetcouncil.gov.uk/searchresults.aspx](http://planning.dorsetcouncil.gov.uk/searchresults.aspx)

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.

SITUATION

From our Beaminster office turn right and proceed to the mini roundabout bearing left signposted Broadwindsor. Continue into the village of Broadwindsor and when in the centre turn left signposted Axminster and Lyme Regis. Continue along this road until you reach the Bridsmoorgate crossroads. Turn right and immediately left signposted Thorncombe and continue along this road and when you get to a 'T' junction turn right signposted Thorncombe. Upon entering Thorncombe proceed down the town towards Synderford and just after a right turn Holway cottage can be found on your right.





Synderford, Thorncombe, Chard

Approximate Area = 2142 sq ft / 198.9 sq m (excludes carport)

Limited Use Area(s) = 62 sq ft / 5.7 sq m

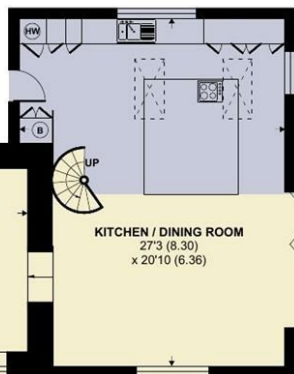
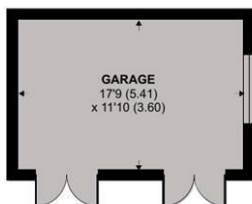
Garage = 210 sq ft / 19.5 sq m

Outbuilding = 102 sq ft / 9.4 sq m

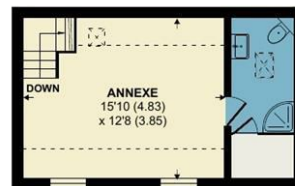
Total = 2516 sq ft / 233.5 sq m

For identification only - Not to scale

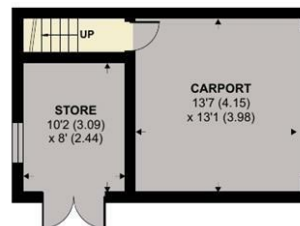
Denotes restricted
head height



GROUND FLOOR



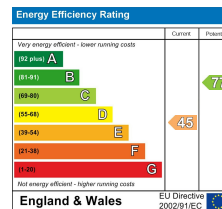
FIRST FLOOR 2



FIRST FLOOR 1



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1256090



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