



Dairy Cottage, Leigh

Guide Price  
**£850,000**  
Freehold

Symonds  
& Sampson

ESTABLISHED 1858

A beautifully renovated four bedroom period residence set in a idyllic location, with stunning gardens, paddock and a one bedroom holiday cottage. In all about 1.8 acres.

## Dairy Cottage, Leigh, Chard TA20 4HT

- Fabulous period home
  - Picturesque setting
  - Tastefully renovated
  - Character features
  - Stunning gardens
- One bedroom holiday cottage
- Close to local amenities

Viewing strictly by appointment  
Symonds & Sampson  
01297 33122





A beautifully renovated four bedroom period residence set in a idyllic location, with stunning gardens, paddock and a one bedroom holiday cottage. In all about 1.8 acres.

Dairy Cottage is welcomed to the market following extensive renovation and remodelling works by the current owners over the past eight years. This once tired property now seamlessly blends an abundance of character with contemporary styling and the practicalities one would expect with country living. The house is built of attractive stone elevations under a traditional slate roof and is believed to have been the old dairyman's cottage, once belonging to the Leigh House and is part of the former Leigh Farm complex. The majority of the property looks out over your own land and in turn offers delightful views over the South Somerset countryside. On entering the property, you are greeted by a spacious entrance hall where the amount of natural light and good ceiling heights become apparent. The triple aspect reception room features an imposing inglenook fireplace with woodburning stove. The former dining room and kitchen have been knocked through to provide a stunning kitchen family room that offers a most pleasing space for entertaining or modern family living. The kitchen follows a classic cottage design and includes wooden work surfacing, twin ceramic sink, and island. There is also a range of good quality appliances, clever storage designs and a wine cooler. Ample space is provided for a large dining table and a snug style seating area. Direct access out to the garden and to the utility/boot room. To the first floor are four impressive double bedrooms, three of which have bespoke build in wardrobes and storage. The master bedroom includes a quality en suite shower room, while the family bathroom includes a classic white suite and a sperate shower enclosure. The removal of some of the ceilings to the first floor has created a beautiful vaulted ceiling.



## Outside

Dairy Cottage is approached from the lane side via a private driveway. The property enjoys a right of access along this estate driveway which leads down to the main house, holiday cottage and parking area. The majority of the gardens and grounds sit to the front of the cottage where you will find a level lawned garden, full of seasonal colour, established shrubs, mature trees and a paved seating area, ideal for alfresco dining. There is a further area of garden to the south east elevation, along with a double glazing potting shed, raised beds, woodstore and a gravelled pathway with leads around the rear elevation and to the utility/boot room. Beyond the formal area of gardens is the seller's cottage garden, which features two sizable polytunnels, a fine array of roses and well stocked vegetable and herb gardens. Our clients passion for all things floral has become a successful business in recent years supplying flowers to various local businesses and suppliers. Therefore, an irrigation system has been installed, along with a rainwater harvesting system. The remaining land enjoys a meadow like feel with a small paddock and field shelter with separate gated access from the drive. Externally the property is well lit and has various water supplies. The former twin stable block is currently utilised as a garden store and office space.

## Liberty Lodge

Converted from a former games room/store in 2022, Liberty Lodge is a

beautifully designed holiday cottage. It comes with its own private parking area and an impressive part walled low maintenance garden, offering guests great privacy and space to enjoy the views of the surrounding countryside. The Lodge includes an L shaped open/plan kitchen/living room with a well appointed fully functional kitchen, double bedroom and a luxury shower room featuring floor to ceiling tiling and a walk in shower enclosure. All fixtures, fittings and furnishings will be included within the sale.

## Situation

Dairy Cottage is situated in the tiny hamlet of Leigh, set in unspoilt rolling Somerset countryside close to the borders of Devon and Dorset. The surrounding area is well known for offering good riding along the network of country lanes through the Forde Abbey and Cricket St Thomas Estates. The neighbouring village of Winsham offers a variety of amenities such as a community run general store/post office, pub and primary school. The nearby country towns of Chard, Beaminster and Crewkerne offer a wider range of amenities. The Jurassic Coast World Heritage Site coast is within easy reach with the lovely resorts of Lyme Regis and West Bay approximately half an hour's drive. Communication links are very accessible with a mainline rail connections from Crewkerne to London Waterloo and Taunton to London Paddington. There is easy access to both the A303 and to the M5 motorway.

## Sporting

Racing at Taunton or Wincanton. Close by is Chard Equestrian which offers a wealth of facilities. Golf at Windwhistle. Sailing on the coast at Lyme Regis or West Bay. Leisure facilities at Chard.

## Education

Primary schooling at Winsham, Tatworth and Chard. Good state secondary school at Holyrood Academy or the renowned Colyton Grammer School. Independent schools in the area include Chard Prep School, Perrott Hill or the Taunton Schools.

## Services

Mains electric and water. Private drainage. Oil central heating to the main house. Electric heating to Liberty Lodge. Standard broadband is available. Mobile coverage is limited indoors and likely outdoors. Source-Ofcom.org

## Agents Note

The private drainage system is shared between Dairy Cottage and West Vale. A new system was installed in May 2024. The sellers use a mobile broadband system, with EE, and have advised that they receive in the region of 80Mbps.

## Local Authority

South Somerset District Council. Tel : 01935 462462. Council tax band F





**Directions**

From the A30 at Cricket St Thomas take the B3767 south to Street, and after about 2 miles turn left at Silver Springs farm into Cow Down Road. Follow the lane for about half a mile and take the third entrance on the right to Leigh Farm, which leads to Dairy Cottage.

**Dairy Cottage, Leigh, Chard**

Approximate Area = 2320 sq ft / 215.5 sq m  
 Annexe = 501 sq ft / 46.5 sq m  
 Outbuilding = 256 sq ft / 23.7 sq m  
 Total = 3077 sq ft / 285.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>41</b>	<b>53</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Axm/RS/30.5.24



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Symonds & Sampson. REF: 1125209



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