



# The Old Bakehouse

Chilson Common, South Chard, Chard, Somerset

# The Old Bakehouse

Chilson Common  
South Chard  
Chard  
Somerset TA20 2NS

An individual four bedroom detached thatched period cottage (unlisted) set in established gardens providing spectacular views over adjoining open countryside with off-road parking and garage.



- Period detached four bedroom cottage
- Adjoins open countryside providing far reaching views
- Established gardens providing considerable privacy
- Numerous outbuildings with garage and off-road parking
  - Inglenook fireplace and exposed beams
  - Air source heat pump and solar panels

Guide Price £535,000

Freehold

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## THE PROPERTY

The Old Bakehouse provides a fine opportunity to acquire an attractive character rich cottage. There is a wealth of period features to include an inglenook fireplace and exposed timbers alongside modern conveniences of an air source heat pump and solar panels. The kitchen breakfast room is well proportioned benefiting from a walk-in pantry and grants direct access to the dining room/garden room with stunning rural views. There is also a useful utility area with cloakroom.

On the first floor are four good size bedrooms and a modern bathroom suite with the majority of windows enjoying an outlook over the established gardens and adjoining countryside.

## OUTSIDE

The property is initially accessed via a shared area leading to tarmac driveway and garage. Timber gates lead to a further parking area.

## GARDENS

A particular feature having been extensively landscaped to incorporate well set terraces and a pergola where strategic seating captivates the views. The established grounds adjoin open countryside and provide considerable privacy.

## SITUATION

The Old Bakehouse forms part of the small hamlet of Chilson Common, set amongst other period properties.

Chilson Common is located on the edge of South Chard and Tatworth, three miles to the south west of Chard and within easy reach of a good range of local amenities, including a popular primary school, convenience store, public inn and church. Chard caters for all daily needs with a choice of major supermarkets, smaller retailers, educational and leisure facilities and the traditional market town of Axminster, 6 miles to the south, benefits from an intercity rail service (London Waterloo). The county town of Taunton is some 16 miles to the north with access to the M5 motorway and the World Heritage Jurassic Coast is within 12 miles at Lyme Regis or Seaton.

## SERVICES

Mains water and electricity. Private drainage. Air source heat pump and solar panels on feed in tariff.  
Broadband : Superfast available.  
Mobile Network Coverage - Likely outside and inside.  
Source - Ofcom.org.uk

## DIRECTIONS

From Axminster take the A3 58 towards Chard, just after Tytherleigh turn right towards Chard Junction, go past the

first turning right to Chilson and take the second turning right signposted to Chilson Common. The Old Bakehouse will be found a short distance on the left hand side, accessed over shared driveway which leads to the property's private driveway.

What3words

///scatter.highways.lightens

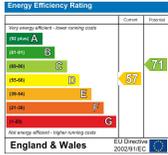
## LOCAL AUTHORITY

Somerset Council. 01935 462462  
Council Tax Band F.

## MATERIAL INFORMATION

The Old Bakehouse has a very low chance of flooding from rivers, sea and surface water.  
Planning permission for the erection of 95 dwellings was granted in 2024 with vehicular access from Roman Road. The site lies approximately 200 meters to the north west of The Old Bakehouse. Further information can be found on the South Somerset planning portal ref: 23/00032/REF. Please note that the current soakaway may not comply with current regulations and interested parties are advised to make independent enquires.

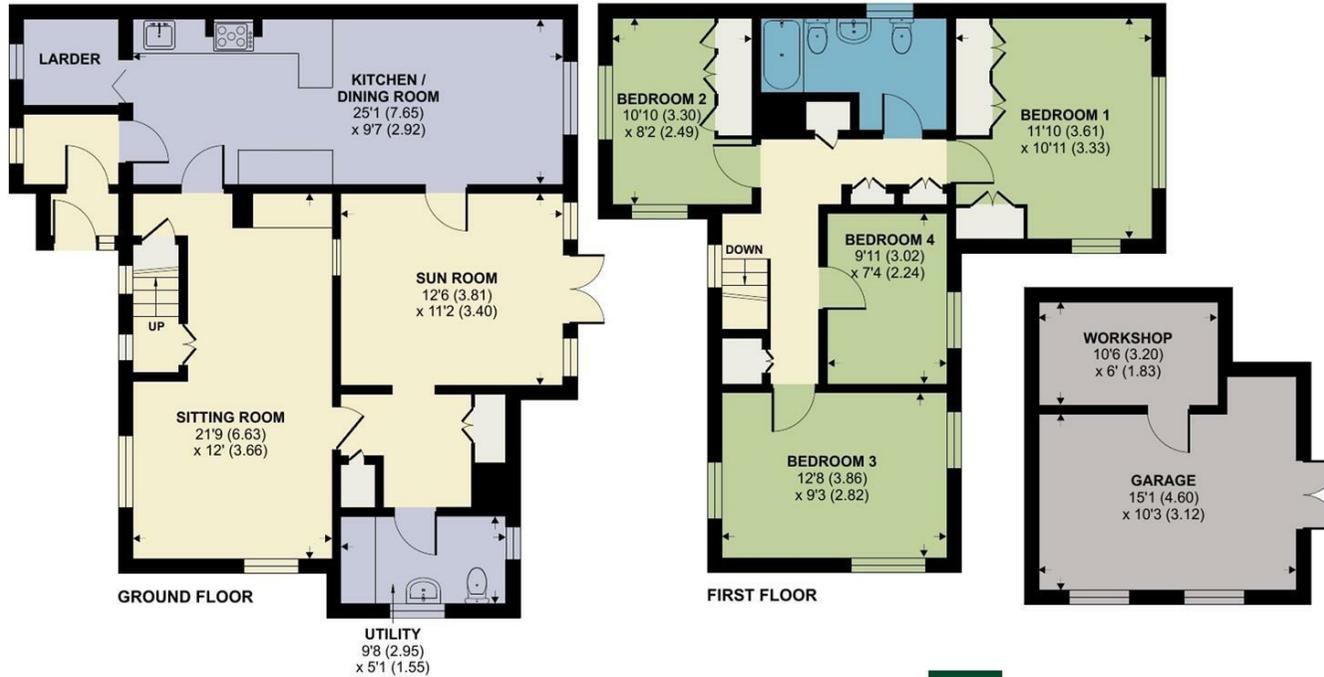




## Chilson Common, Chard

Approximate Area = 1818 sq ft / 168.9 sq m (includes garage)

For identification only - Not to scale



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Axm/JP/30.4.25



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