

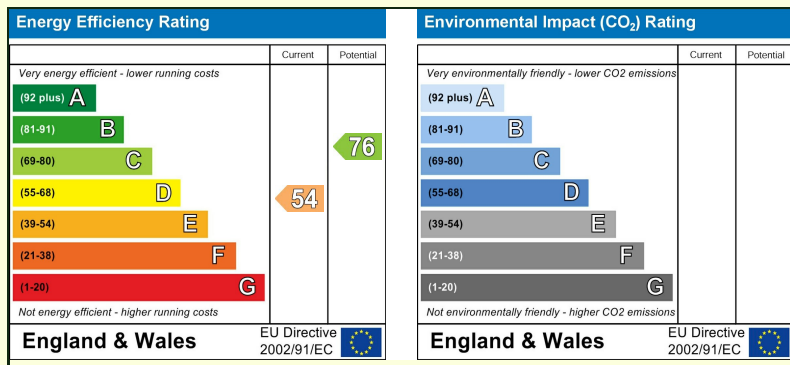


**DERBYSHIRE'S**  
— *Village and Country* —

South Chard Farmhouse, Post Office Lane,  
South Chard, Chard, TA20 2PL

Available with no onward chain - A spacious detached former farmhouse, in need of improvement, in this quiet location. The property comprises: Front garden, driveway, entrance hall, sitting room, dining room, kitchen/dining room, garden room, 4 bedrooms, 2 bathrooms, pretty rear garden, ample parking and garage with carport attached.

South Chard and Tatworth offer a wide range of local amenities including primary school, shop, pub and social club. Chard is some 2½ miles distant catering for most everyday needs, with major supermarkets, smaller retailers, medical services etc. and the County Town of Taunton is a further 14 miles to the North..



- AVAILABLE WITH NO ONWARD CHAIN
  - IN NEED OF IMPROVEMENT
- A DETACHED FORMER FARMHOUSE
  - 4 BEDROOMS
  - 3 RECEPTION ROOMS
  - 2 BATHROOMS
    - GARAGE
    - CARPORT
  - GENEROUS GARDEN
- QUIET VILLAGE LOCATION

South Chard Farmhouse, Post Office Lane, South Chard, Chard, TA20 2PL  
**Guide Price £430,000**

### **SITUATION**

The property is approached via a quiet one-way street. A driveway leads to a good sized parking area to the rear with the garage and carport.

### **TO THE FRONT**

The property is walled to the front, a gate leads up the garden pathway to the front door. There are lawns to either side with pretty borders of flowers and shrubs.

### **PORCH**

Door to the front.

### **ENTRANCE HALL**

Door to the front, stairs to the 1st floor, under stairs cupboard, WC, 1 x radiator.

### **WC**

WC, basin, extractor fan.

### **SITTING ROOM**

*15'8" x 14'9" (4.8m x 4.5m)*

Window to the front, fireplace with gas fire, TV point, 2 x radiators.

### **DINING ROOM**

*14'9" x 13'1" (4.5m x 4m)*

Window to the front, fireplace with wooden surround, 1 x radiator.

### **KITCHEN/DINING ROOM**

*21'7" max x 23'3" max (6.6m max x 7.1m max)*

A great open plan space with bags of potential. Windows to the front and rear, a good selection of wall and base storage units, 1 1/2 bowl sink with mixer tap, integral electric oven and grill, 4 ring ceramic hob, space for a fridge and freezer, space and plumbing for a washing machine and dishwasher, a step leads up to the dining area with a further fireplace and gas stove, boiler housing the gas fired central heating system, built in cupboards, TV point, 1 x radiator.

### **REAR HALL**

Door to garden.

### **GARDEN ROOM**

*15'8" x 13'1" (4.8m x 4m)*

Glazed on 2 sides, double doors out to patio and rear garden, 1 x radiator.

### **FIRST FLOOR LANDING**

Window to the rear, hatch to loft, 1 x radiator.

### **BEDROOM 1**

*14'9" max x 12'1" max (4.5m max x 3.7m max)*

Windows to the front and side, a range of built in wardrobes and cupboards, TV point, 1 x radiator.

### **ENSUITE**

Shower cubicle, WC, pedestal basin.

### **BEDROOM 2**

*12'1" x 11'9" (3.7m x 3.6m)*

Window to the front, a good range of wardrobes/cupboards, TV point, 1 x radiator.

### **BEDROOM 3**

*15'8" x 7'2" (4.8m x 2.2m)*

Window to the front, 1 x radiator.

### **BEDROOM 4**

*12'1" x 7'6" (3.7m x 2.3m)*

Window to the rear, views to the countryside beyond, 1 x radiator.

### **BATHROOM**

*11'9" x 5'2" max (3.6m x 1.6m max)*

Window to the front, bath with shower over, WC, pedestal basin, airing cupboard.

### **GARAGE**

*18'0" x 11'9" (5.5m x 3.6m)*

Up and over door to front, window to the rear, lighting and power.

### **CARPORT**

*18'0" x 10'9" (5.5m x 3.3m)*

### **GARDEN**

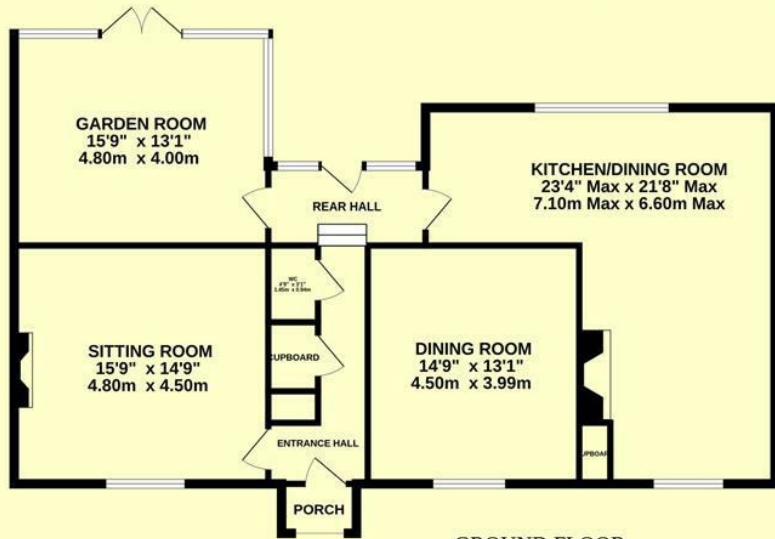
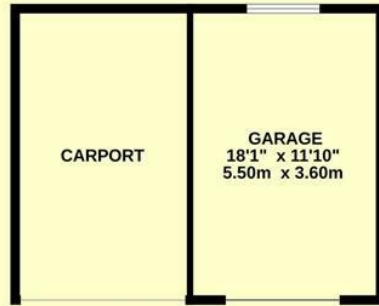
A driveway leads from the front of the property the parking, garage and carport to the rear. A patio leads out from the garden room. The pretty garden is mainly laid to lawn with a good selection of mature trees, fruit trees, shrubs and well stocked flower borders. To the rear there is a greenhouse and timber shed.

### **SEVICES**

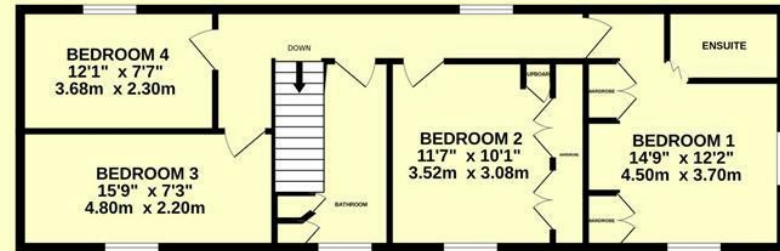
Mains gas, electricity and drainage are connected to the property, private water.

### **LOCAL AUTHORITY**

Somerset Council - Band F.



**GROUND FLOOR**  
1545 sq.ft. (143.5 sq.m.) approx.



**1ST FLOOR**  
696 sq.ft. (64.6 sq.m.) approx.

**TOTAL FLOOR AREA : 2240 sq.ft. (208.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Directions -**  
From our office in Chard proceed out of the town on the Axminster Road. Turn left into Tatworth and immediately right onto School Lane. Continue down School Lane and take the left turn onto Post Office Lane. The property can be found further down on the left marked by a Derbyshire's For Sale board.





**DERBYSHIRE'S**  
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