



DERBYSHIRE'S
— *Village and Country* —

4 The Hollies, Crimchard, Chard, TA20 1JR

Stunning Renovated Grade II Listed First Floor Apartment - Where Heritage Meets Contemporary Living.

Welcome to this beautifully renovated and converted one bedroom first floor apartment set within a Grade II listed building. Perfectly blending historic charm with modern comfort, this spacious home showcases a range of original features including restored decorative cornice to the sitting room and restored original decorative ceiling to the kitchen, restored sash windows and a newly installed roof thoughtfully complemented by contemporary finishes throughout.

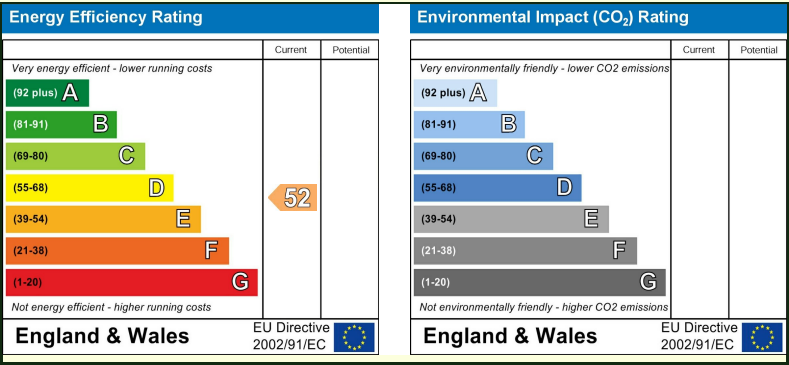
Step inside to discover a bright and spacious layout enhanced by generously sized windows creating an inviting atmosphere with year round views. The generously proportioned living spaces are ideal for both relaxing and entertaining, while the stylish kitchen and modern bathroom have been finished to a high standard.

Outside enjoy your own private garden along with access to communal grounds offering a tranquil retreat just moments away from local amenities.

Whether you're a discerning first time buyer, downsizer, or looking for a unique investment, this exceptional home offers a rare opportunity to own a piece of history with all the benefits of modern living.



- Fully Renovated Grade II Listed First Floor Apartment
 - Original Features
 - Newly Fitted Modern Kitchen
 - Newly Fitted Modern Bathroom
 - Newly Installed Roof
 - One Bedroom
- Private Garden & Communal Grounds
 - Loft Space



4 The Hollies, Crimchard, Chard, TA20 1JR
Guide Price £179,995

ENTRANCE HALL

With stairs leading to the first floor.

LANDING

Split level, spacious landing which offers access to all rooms as well as walk in storage cupboard and door leading to the loft via stairs.

KITCHEN BREAKFAST ROOM

With generous window to the front aspect offering views of the gardens and further area the newly fitted kitchen comprises modern and stylish wall and base units with integrated electric oven with electric hob and extractor hood over, space and plumbing for dishwasher and fridge freezer. Additional work space has been utilised by the current owner over the stairway giving a a great work or eating space. Space for dining table and chairs as well as utility cupboard with window and plumbing for washing machine. The ceiling in the kitchen has been respectfully restored and showcases some original decorative artwork.

SITTING ROOM

With window to the front aspect the sitting room is again generously proportioned and allows for a dining space as well as cosy seating area.

BEDROOM

With window to the front aspect and walk storage cupboard, the bedroom is spacious with views across the gardens and further views.

BATHROOM

With window to the rear aspect the bathroom is newly fitted to a high standard and offers contemporary three piece white suite, heated towel rail and storage shelving.

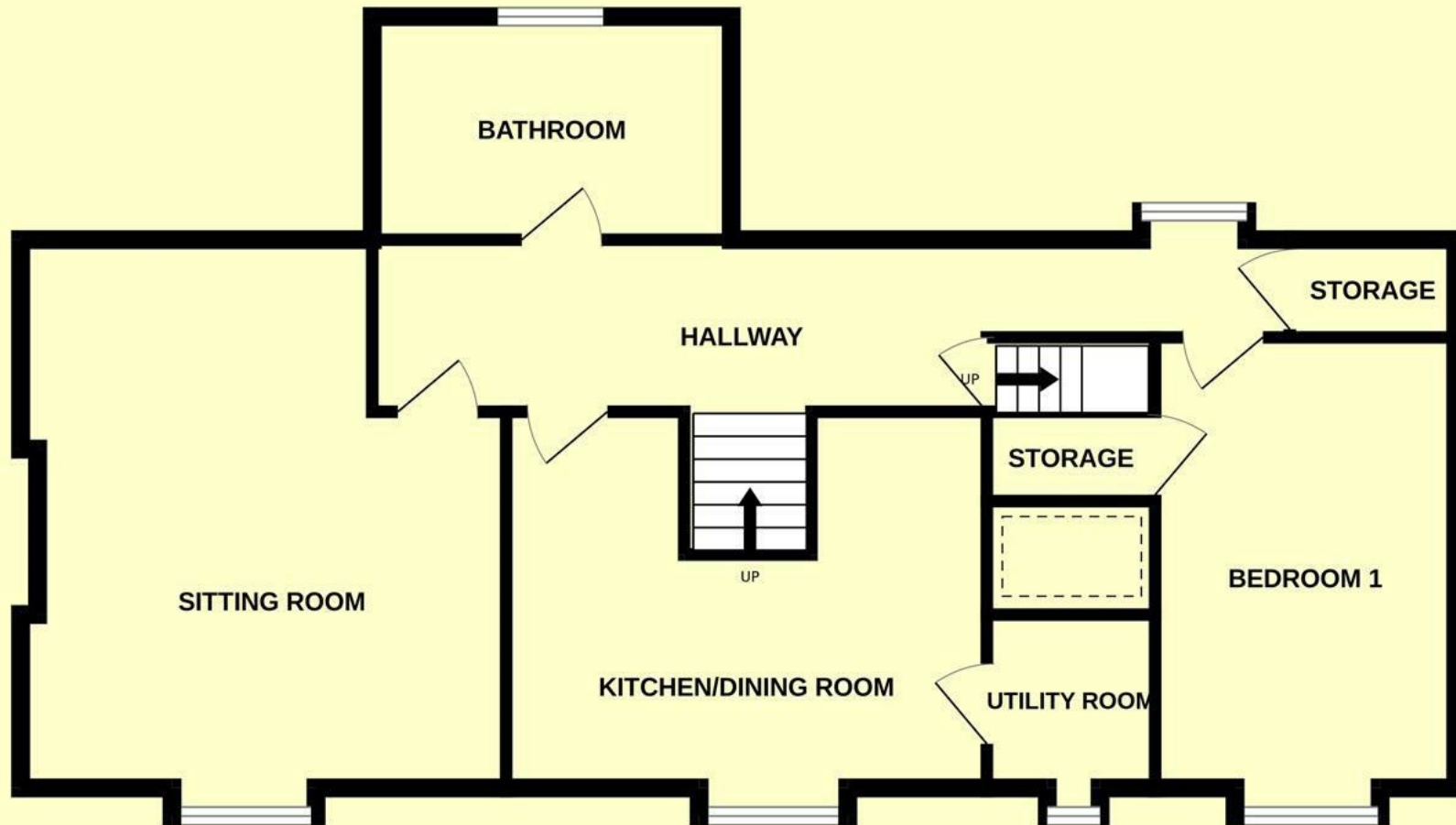
LOFT

The loft is accessed via stairs off of the landing and is partially boarded.

OUTSIDE

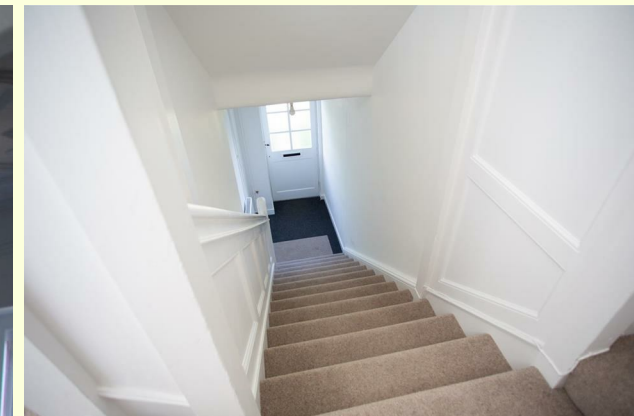
The property benefits from both a private front garden and communal grounds. The property is accessed from Crimchard via a gate and gravelled path leading directly to the front garden and front door.

GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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 -





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