



DERBYSHIRE'S
— *Village and Country* —

Court Mill House Wadeford, Chard, Somerset,
TA20 3AY

Charming 4/5 Bedroom Period Home in Picturesque Wadeford, Somerset – In Need of Modernisation

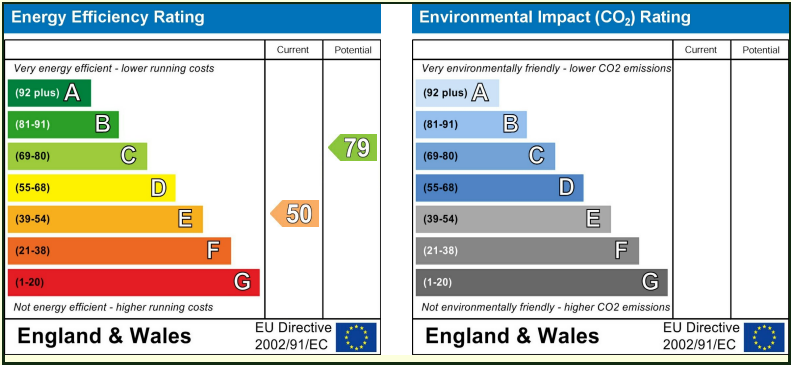
Tucked away in a peaceful cul-de-sac in the sought-after village of Wadeford, this spacious 4/5 bedroom period property offers a rare opportunity to create a stunning family home in a truly idyllic setting.

Set within generous, mature gardens, the property boasts a delightful stream running through the rear grounds, surrounded by established shrubs and an array of fruit trees – a perfect space for nature lovers and outdoor living.

Inside, the home offers versatile accommodation with period charm throughout and huge scope for modernisation. With four well-proportioned bedrooms (plus an optional fifth/study/dressing room), the property is ideal for growing families or those looking to create their dream countryside retreat.

Additional features include a tandem garage with a studio space above – ideal for home working, hobbies or guest accommodation – as well as a private driveway with parking for up to three vehicles.

This is a rare chance to acquire a character-filled home in a tranquil village location, with bags of potential to add value and personalise to your own taste. Viewing highly recommended to fully appreciate the setting and space on offer.



- • 4/5 Bedroom
- • Substantial Mature Gardens with Stream
- • Period Features Throughout
- • Quiet Cul-de-Sac Location
- • Tandem Garage with Studio Above
- • Driveway Parking for 3 Cars
- • In Need of Modernisation
- • Fantastic Family Home with Huge Potential

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Guide Price £425,000

GROUND FLOOR



1ST FLOOR



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 High Street continue west and turn right onto Helliers Road. Continue for approximately 1.7 miles and turn right onto Court Mill Lane. Follow the lane along to the small grass fork where you will bare right, the property can be found on your left hand side where driveway parking is available.





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