



Woodlands View



Woodlands View

Fore Street, Winsham, Chard, TA20 4DY

Close to village centre. Lyme Regis 11 miles.

A substantial detached stone converted barn with a timber lodge/potential annexe and extensive outbuildings set in just under half an acre within the attractive village of Winsham on the Dorset border

- Attractive stone converted barn
- 2 Reception rooms
- Extensive range of outbuildings
- In just under ½ acre
- Freehold.
- 4 Bedrooms, 3 bathrooms
- 1 Bedroomed lodge/potential annexe
- South-facing gardens
- Attractive tucked away village setting
- Council Tax Band B. Currently Business Rates on outbuildings (currently subject to 100% relief)

Guide Price £625,000

THE PROPERTY

Woodlands View is a very special and unique property comprising a substantial detached stone converted barn together with a timber lodge/potential annexe and extensive outbuildings, set in a large plot of just under half an acre, occupying a tucked away position within the attractive village of Winsham on the Dorset border.

The property has been under the current ownership for some considerable time and more recently subject to extensive improvement/alteration to include the conversion of the former barn to create a lovely family home.

The converted barn has main walls of solid stone and flint under a slate roof. It offers extensive and well proportioned accommodation of just under 1,700sqft, with a whole range of character style features including a brick and beamed fireplace (bricks from the former forge), front/top loading wood burner, stripped pine doors and exposed beams.

The excellent modern amenities include oil-fired central heating, uPVC windows/doors, water softener, well equipped kitchen with solid oak units, Siemens electric double oven, 5-burner gas hob (LPG), integrated Bosch dishwasher, quality Karndean style floor coverings to the kitchen, utility and shower room, attractive family fully tiled bathroom with 'L' shaped bath/mains shower and attractive en-suite shower room with walk-in shower.



The character accommodation enjoys lovely views over the village and the surrounding countryside, extending to:

Ground floor - Reception hall, living room, dining room, kitchen, utility, shower room

First floor - Large landing with sky tube, two bedrooms, family bathroom, inner landing/dressing room with sky tube, third bedroom, main bedroom with a dressing room area and en-suite shower room.

The property also features a detached timber lodge (currently planning for playroom, although suitable for a whole range of uses, subject to any necessary planning consents ie long term/holiday letting unit, working from home or for dependant relative etc.). It was built some ten years ago and fully insulated with electric heating and quality uPVC sash style windows comprising living room, kitchen, bedroom, shower room.

There is also an extensive range of outbuildings, historically used as an MOT station and vehicle repair business, but offering great potential for a whole range of uses, again, subject to the necessary planning consents.

OUTSIDE

Woodlands View is set back and screened from the village lane, being approached over its own driveway (the neighbouring property, Rose Cottage, has a right of way over the first part of this driveway), leading to a very large courtyard with an extensive range of outbuildings – garage, workshop, store, further double garage with cloakroom and adjoining office.

Beyond the property are a further good range of timber outbuildings comprising double garage and two large stores.

The rear garden enjoys a sunny south facing aspect and secluded, being level, down to lawn. Adjoining the lodge is a raised timber decking with covered barbeque area.

SITUATION

Woodlands View is pleasantly situated within the village of Winsham, which is located close to the Dorset border and rates amongst South Somerset's most desirable villages. The excellent amenities include a community shop, public house, church, village hall and primary school. The market towns of Chard and Crewkerne are both within easy reach offering an excellent range of shopping, business and leisure facilities, including a Waitrose Superstore in Crewkerne and a mainline railway station to London Waterloo and Exeter.

SERVICES

Mains electricity, water and drainage. Oil-fired central heating.

Broadband - Standard up to 20Mbps and Superfast up to 80Mbps.

Mobile phone service providers available are EE, O2 and Vodafone for voice and data services inside and EE, O2, Vodafone and Three for voice and data services outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

VIEWINGS

Strictly by appointment with Stags Bridport.

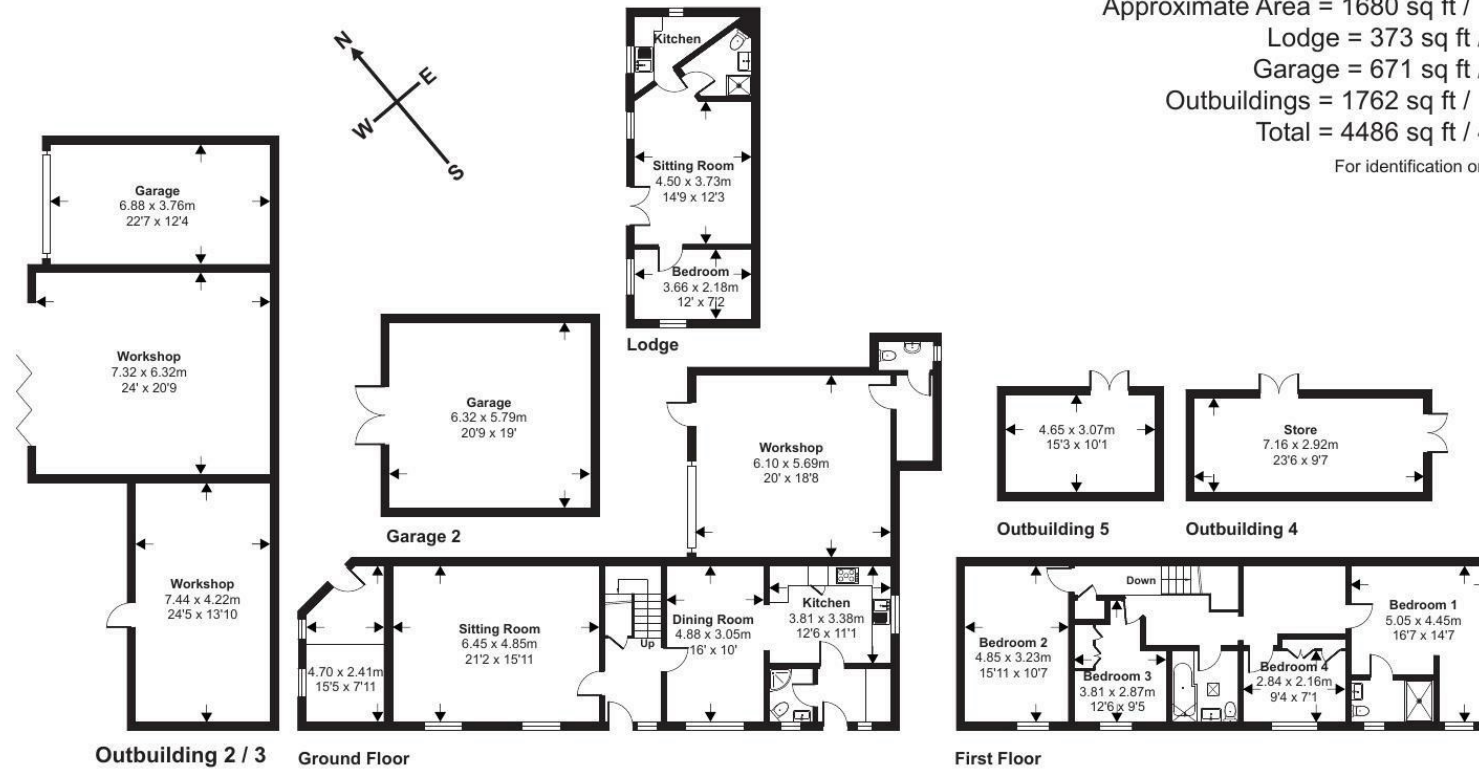
DIRECTIONS

On entering Winsham from the east/Dorset, drive through Church Street to the centre. Take the 1st right into Fore Street and the entrance to Woodlands View is seen after a few hundred yards on the right.



Approximate Area = 1680 sq ft / 156.1 sq m
 Lodge = 373 sq ft / 34.6 sq m
 Garage = 671 sq ft / 62.3 sq m
 Outbuildings = 1762 sq ft / 163.7 sq m
 Total = 4486 sq ft / 416.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1158676

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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