



School House Lane Cottage







# School House Lane Cottage

Thorncombe, , TA20 4PL

Offering much potential to create a lovely rural home with 1.4 acres of land, just under a mile from the village of Thorncombe.

- Period property
- 1.4 Acres of Land
- Rural Location
- Parking and Driveway
- Freehold
- Detached Grade II listed House
- In need of Renovation
- Three Bedrooms
- Council Tax Band D

Guide Price £460,000

## Stags Bridport

32 South Street, Bridport, Dorset, DT6 3NQ

01308 428000 | [bridport@stags.co.uk](mailto:bridport@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



## THE PROPERTY

A charming and very spacious detached period house of cobb and stone construction with part-rendered elevations under a thatched roof. The property is in need of renovation throughout including re-thatching and offers fantastic potential to create a beautiful home in an idyllic rural setting with grounds of about 1.4 acres.

Accommodation briefly comprises Large kitchen breakfast room with a Rayburn stove. leading into a spacious sitting room with inglenook fireplace and exposed ceiling beams. Downstairs bathroom and conservatory to the rear (which has planning permission but not listed building consent) Upstairs are three double bedrooms and a bathroom.

## OUTSIDE

The property is accessed via an unmade road/bridleway, which has been used by the family since 1977 and a statement of truth can be supplied for the lack of rights of way on the title. Enjoying lovely views from the rear of the property over it's grounds to farmland beyond. The whole plot extends to approximately 1.4 acres of land including the garden and two sloping paddocks below the house.

## SITUATION

Just under a mile's drive or walk from the lovely village of Thorncombe village centre, with its community run shop/post office/cafe. The village also benefits from a primary school, church and active village hall, where a number of clubs can be enjoyed creating a great community. To find out more, please visit [www.thorncombe.com](http://www.thorncombe.com). Thorncombe lies in an Area of Outstanding Natural Beauty, offering numerous walks and bridleways. For greater facilities Chard and Crewkerne are within 5 and 7 miles respectively, with the latter enjoying a Waitrose supermarket and mainline rail link to Exeter and London Waterloo. The Jurassic coast is also readily accessible with Lyme Regis being approximately 10 miles south-west of the property.





## SERVICES and INFORMATION

Mains water and electric, oil fired central heating, private septic tank in grounds of the property installed in the 1990's. A wood burning stove is fitted in the sitting room- we cannot confirm if was installed to current regulations, so for safety it must be assumed not and replaced with an appropriate alternative.

The property was extended in 1993 with planning permission but not listed building consent.

Broadband - Standard up to 6Mbps and Ultrafast up to 1000Mbps.

Mobile phone service providers available are EE, O2 and Vodafone for voice and data services inside in addition to 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.)

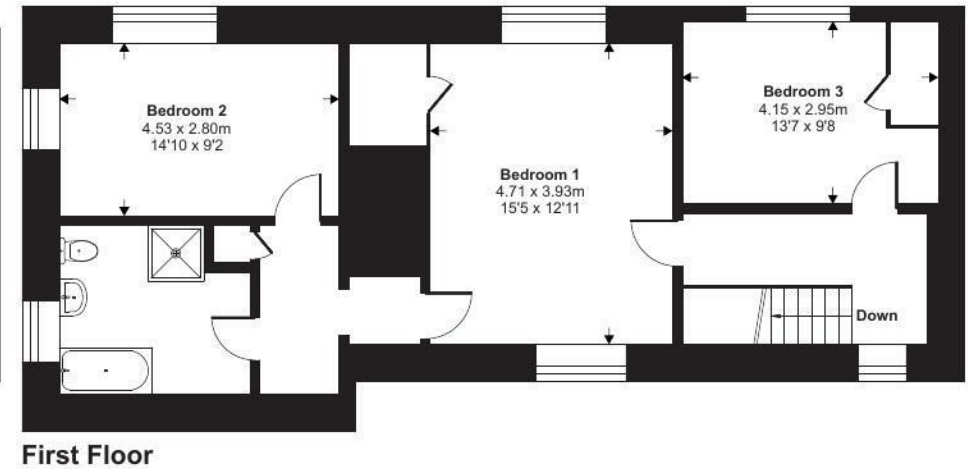
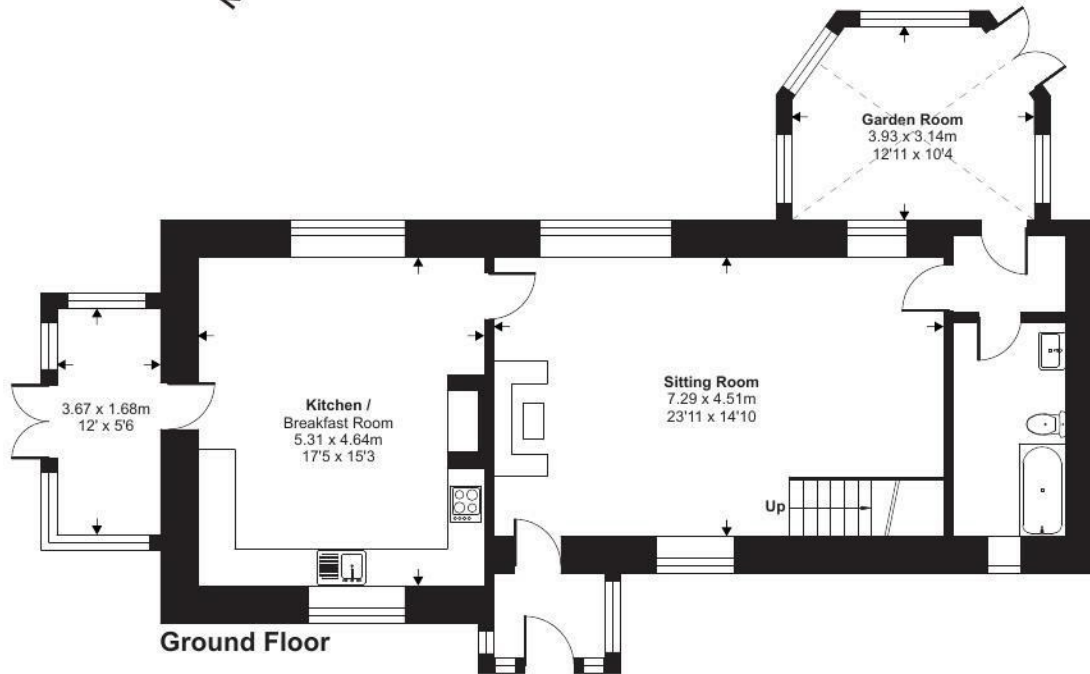
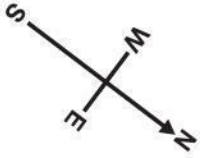
## VIEWINGS

Strictly via the selling agent Stags Bridport.



Approximate Area = 1796 sq ft / 166.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1215440



**STAGS**

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