



FARWELLS

Wayford, TA18 8QG

Price Guide £315,000

MAYFAIR  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

An enchanting two-bedroom cottage situation in this idyllic village of Wayford. The property is beautifully presented and has been sympathetically restored and maintained in recent years. This home now blends modern comforts with timeless charm. An internal viewing is recommended to fully appreciate this characterful and cosy home.

## Situation

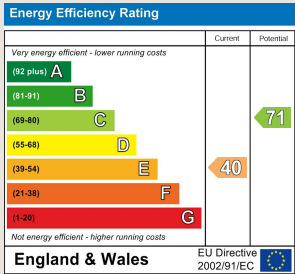
The pretty village of Wayford is situated on Somerset/Dorset/Devon border, on the edge of an Area of Outstanding Natural Beauty. Nearby are the beautiful Wayford Woods and the stunning Forde Abbey, one of the settings for the recent series of Wolf Hall. Crewkerne is a 10 minutes' drive, and has a good range of high street and independent shops, supermarkets including Waitrose, cafes, restaurants and pubs, and a leisure centre and swimming pool, with a mainline railway station, with a regular service to London (Waterloo) in 2.5 hours. The stunning Jurassic coastline is within easy reach with many pretty coastal villages and towns, including the elegant resort of Lyme Regis with its attractive Cobb harbour and beaches.

## The local area

The local area  
Crewkerne 3.3 miles  
Yeovil 13 miles  
Beaminster 6.2 miles  
All mileages approximate

## Local Authority

South Somerset Council Tax Band: B  
Tenure: Freehold  
EPC Rating: E



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The ground floor has a sleek and contemporary bespoke kitchen which has been equipped with integrated appliances, a generously sized sitting room featuring elegant flagstone flooring and a wood burning stove, a versatile second reception room, and a sunlit conservatory. Ascend to the first floor to discover two spacious double bedrooms; the master bedroom is enhanced with built-in-storage and offers wonderful panoramic views that will take your breath away. The upper level is completed by a luxurious bathroom suite finished to the highest specifications. The rear of the property reveals a beautifully landscaped garden, where you can enjoy stunning vistas of the rolling Somerset and Dorset hills, This is a truly captivating home, and early viewing is highly recommended to fully appreciate its beauty and charm.

## Kitchen

With a window to the front aspect. The kitchen is fitted with a variety of bespoke base and wall units with a straight edge wooden worktop over. There are a selection of integrated appliances including an electric oven, electric hob, and extractor fan. Spaces for a freestanding dishwasher, washing machine and upright fridge freezer. Off the kitchen is the sitting room.

## Sitting Room

This is a spacious and cosy room with a window to the rear aspect and new handmade french doors opening into the garden room. Fireplace with mantle and fitted wood burner, radiator, flagstone floor.

## Study

With a window to the rear aspect. Oak flooring, bookshelving, understairs cupboard and radiator.

## Garden Room

With windows and french doors opening out into the garden. Exposed floorboards, radiator, doors to garden and rural views.

## First Floor

## Landing

## Bedroom One

The master bedroom is a large and well appointed room. The window to the rear gives stunning southerly views over the garden and beyond,. Fitted wardrobes provide ample storage and radiator.

## Bedroom Two

Good sized double bedroom with built in wardrobe and radiator.

## Bathroom

With a window to the front aspect, Contemporary suite with deep roll top bath, tiled shower cubicle, low level w/c, hand basin and roof light.

## Outside

To the rear of the property the garden is an absolute show stopper with a sun terrace off the rear. Steps lead down to an area of lawn.. Beyond are a variety of mature planted small trees and shrubs leading to a raised decking creating the ideal place to sit and watch the sun go down. At the rear of the garden is a feature pond leading to a storage shed and stream. There are stunning views towards the distant hills and the garden affords much peace and privacy.

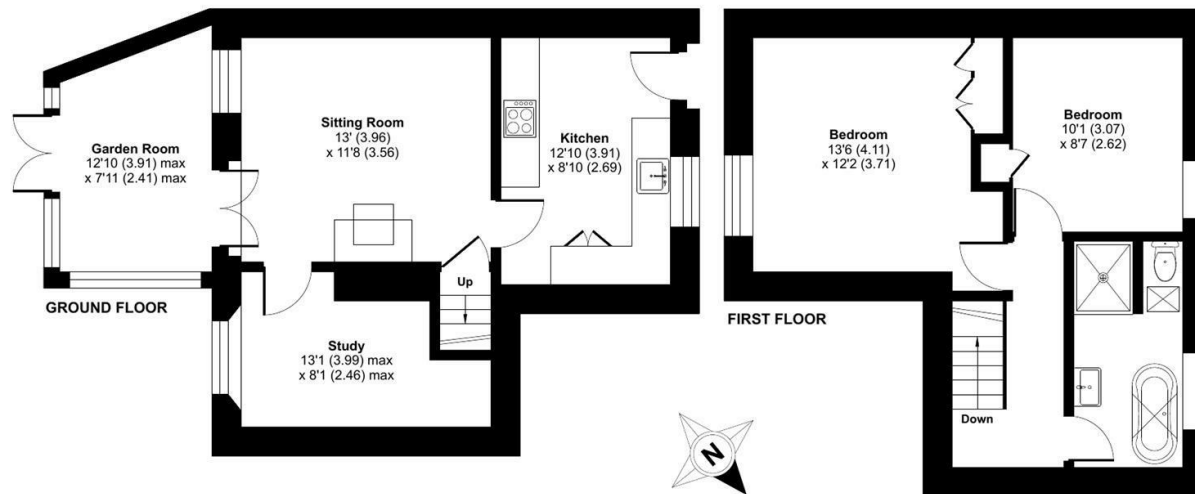
## Agents Note

Council Tax Band - B. Mains electricity. Private water supply via Wayford Manor water company, approx £160 per annum dependent on usage. There is a flying freehold with the adjoining property "Lacewing Cottage." There is a private septic tank. Oil fired central heating. Allocated off road parking by mutual arrangement with Wayford Manor. Unrestricted roadside parking nearby. Allotments are available for a small annual charge of £13 for a single plot nearby.

## Farwells, Wayford, Crewkerne, TA18

Approximate Area = 884 sq ft / 82.1 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). © richcom 2024. Produced for Mayfair Town & Country. REF: 1122167



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01460 74200**

[crewkerne@mayfairproperties.net](mailto:crewkerne@mayfairproperties.net)

### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

