



## 3 MANOR FARM COTTAGES DUNSHAM LANE

Wayford, TA18 8QN

Offers Over £350,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A recently renovated three bedroom semi – detached home situated in a delightful rural location surrounded by glorious countryside with many beautiful walks on the doorstep, the pretty hamlet of Wayford nearby as well as the lovely Wayford woods and lake. The house itself, which is on a peaceful no through track, has stunning views across Wayford vineyard and the Axe valley beyond. The accommodation has been tastefully renovated throughout and in brief the accommodation comprises entrance hall, cloakroom, inner hall, utility room, kitchen, sitting room and dining room. Upstairs there is three bedrooms, ensuite to the master and a bathroom. Outside there are front and rear gardens, outside store and ample driveway parking. No onward chain.

## Situation


Wayford is in Somerset, just over the West Dorset border. It is a pretty hamlet, which comprises predominantly period properties. The hamlet is situated on a no through lane which leads to Wayford woods with its woodland walks and lake. Wayford is also part of the Liberty Trail walk in the beautiful Somerset countryside. Crewkerne and Beaminster are the neighbouring towns, both of which have excellent shopping facilities, schooling, doctors and dentist surgeries. Crewkerne has a Waitrose store and mainline train services to London/Waterloo.

## The local area

Crewkerne 3.3 miles, Beaminster 6.7 miles, Yeovil 13 miles, Bridport 11 miles

## Local Authority

Council Tax Band: C  
Tenure: Freehold  
EPC Rating: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		42	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



# PROPERTY DESCRIPTION

## Entrance Hall

Radiator and door into:

## Inner Hallway

Doors into cloakroom, utility room and an arch into the kitchen.

## Cloakroom

With a window to the side aspect. Suite comprising low level WC and a wash hand basin with tiled splashbacks.

## Utility Room

8'6" × 5'2" (2.60 × 1.59)

With a window to the rear aspect and a door to the side. Base units, work surfaces and stainless steel sink/drainers. Space and plumbing for washing machine and dishwasher.

## Kitchen

25'2" × 5'9" (7.69 × 1.76)

With windows and doors to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl sink/drainers, electric cooker with cooker hood over and space for fridge/freezer. Spotlights, radiator and stairs rising to the first floor.

## Sitting Room

14'10" × 11'1" (4.53 × 3.38)

With two windows to the front aspect. Multi-fuel stove, coving and a radiator. Double doors into:

## Dining Room

10'10" × 9'10" (3.32 × 3.02)

With french doors to the front aspect opening out into the garden. Radiator and coving.

## Landing

With a window to the rear aspect.

## Master Bedroom

14'0" × 10'6" (4.28 × 3.22)

With a window to the front aspect and a radiator.

## Ensuite

Suite comprising shower cubicle, low level WC, wash hand basin with vanity storage, heated towel rail and tiling to all splash prone areas.

## Bedroom Two

10'6" × 9'2" (3.21 × 2.80)

With a window to the side aspect and a radiator.

## Bedroom Three

8'1" × 7'10" (2.48 × 2.40)

With a window to the front aspect and a radiator.

## Bathroom

With a window to the front aspect. Suite comprising bath with shower over, low level WC, wash hand basin, heated towel rail and tiling to all splash prone areas.

## Outside

To the front the garden is mainly laid to lawn, lovely views, flower borders and ample driveway parking. To the rear the garden is lawned, shed, and lovely views. Calor gas tank.

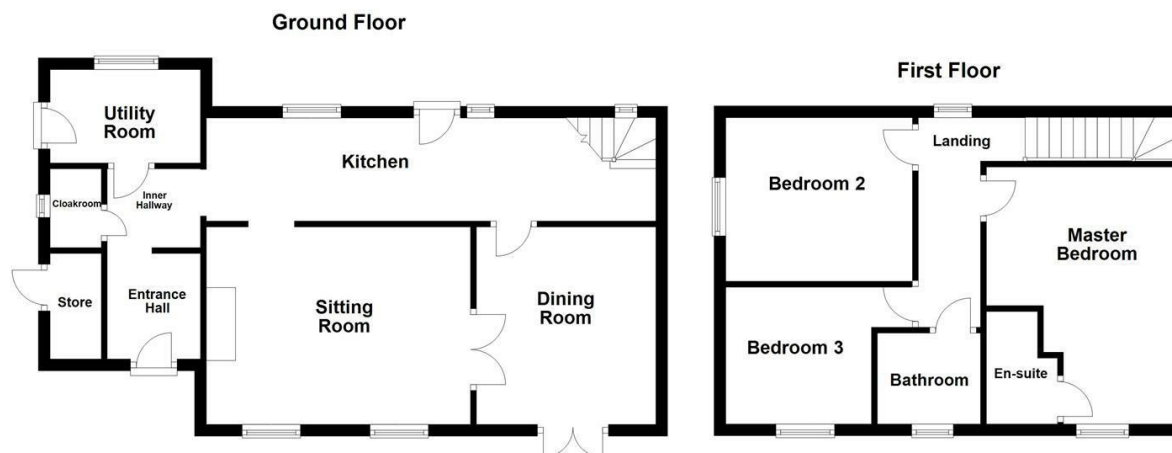
## Store Room

6'5" × 2'2" (1.97 × 0.68)

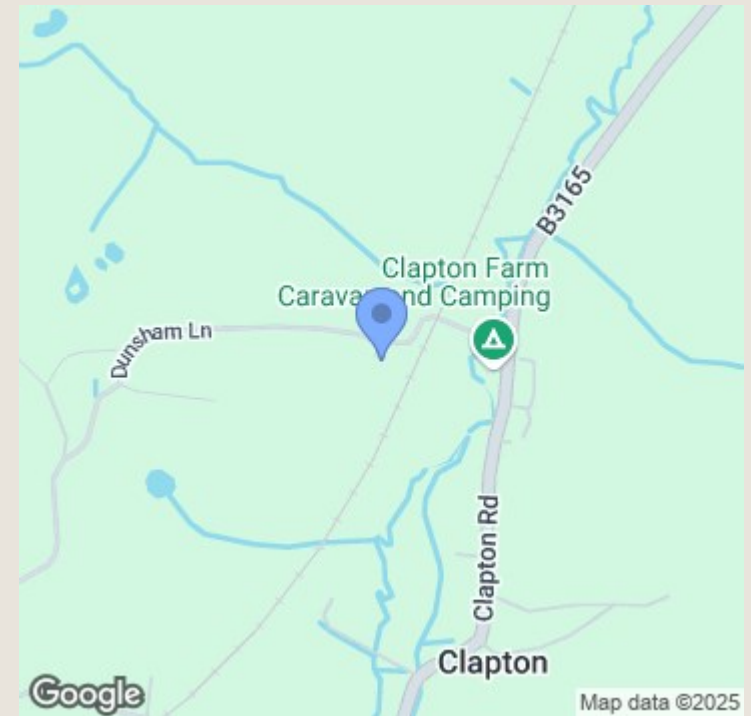
Wall mounted gas central heating boiler.

## Agents Note

Council Tax Band - C. Mains electricity, Calor gas and a private water supply - the water is supplied from a spring which serves 6 properties including number 3. There is a septic tank which is located next door, it serves 6 properties, emptied quarterly and the cost is split between the properties it services. The central heating system was installed in February 2021 and last serviced in December 2024. The property can be sold with no onward chain.



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Plan produced using PlanUp.



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

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## 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.
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