

Symonds & Sampson

Downton House

Park Lane, Wayford, Crewkerne, Somerset

Downton House

Park Lane
Wayford
Crewkerne
Somerset TA18 8QH

Set in attractive and private gardens of a third of an acre, this detached "Arts & Crafts" gem enjoys beautiful countryside views from an idyllic rural hamlet.

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- Detached "Arts & Crafts" residence
- Idyllic rural location with beautiful views
- Private and attractive gardens, totalling 0.33 acres (0.13 hectares)
- Extended, character accommodation
- Excellent proportions and ceiling heights
- Generous garage / workshop

Offers Over **£750,000**

Freehold

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THE PROPERTY

Built during the Arts & Crafts era and sensitively extended in recent years, this charming character home offers a rare chance to purchase a period house in this location. Many original features remain, including period doors and windows, open fireplaces, and stripped floorboards, while the thoughtfully designed extensions enhance the home's natural proportions and suit the needs of modern family living. Originally constructed in 1901 as the estate manager's home, it was constructed using similar materials and mirrors features evident in the Grade 1 Listed Wayford Manor House.

ACCOMMODATION

The handsome original front door opens into a traditional entrance hall featuring a practical quarry-tiled floor and the original staircase rising to the first floor. To one side, the cosy sitting room enjoys the morning sun and features a fireplace with wood-burning stove, along with attractive original leaded mullion windows overlooking the garden and surrounding countryside. A separate formal dining room includes a further period fireplace and, in 2001, was extended at the rear to create an additional triple-aspect drawing room with French doors opening onto the garden.

The kitchen/breakfast room forms the true heart of the home, with a warm and welcoming farmhouse feel, centred around an oil-fired Rayburn that provides both extra warmth and traditional cooking, complemented by a modern electric hob and oven. There is an abundance of fitted storage and built-in shelving, alongside ample space for freestanding furniture such as a dresser and family-sized farmhouse table. Beyond the kitchen lies a useful utility room with external access, housing the oil-fired central heating boiler and a cloaks cupboard, with a convenient downstairs WC located off to one side. Adjoining the kitchen is a delightful conservatory, perfectly positioned to enjoy the sunshine and far-reaching countryside views.

The first floor offers four bedrooms in total. The two original double bedrooms are particularly spacious, both enjoying lovely views and a strong sense of character, with one benefitting from its own en suite facilities. The landing also provides access to a family bathroom and a separate shower room. The later extension incorporates two further bedrooms (one double and one single or home office), which could easily be combined to create a larger room if desired.







OUTSIDE

Set within approximately a third of an acre, the property boasts beautifully landscaped gardens offering far-reaching countryside views and a sense of complete privacy. To the east, a mature, characterful garden complements the period of the house, with structured paths, paved areas, herbaceous borders, perennials, shrubs, and ornamental grasses providing year-round interest. Expansive lawns and patios create the perfect setting for outdoor entertaining, framed by charming old stone walls that border the farmland beyond.

To the west, a further garden area includes a stone patio, raised beds for growing your own produce, and additional lawns, anchored by a delightful detached stone outbuilding with its original stone-tiled roof, adding both charm and practicality. The front gardens set the property back from the lane, approached via a traditional pathway leading to the elegant entrance, with the façade adorned by a mature Wisteria, creating an inviting and quintessentially English welcome. From the lane, there is access to a generous garage/workshop, extended in 1990 to provide flexible space perfect for hobbyists or car enthusiasts.















SITUATION

Wayford is a small, attractive village with a church lying 3 miles south-west of Crewkerne surrounded by rolling South-Somerset countryside and close to the Dorset border making the most of both beautiful counties. Wayford Woods are a real hidden gem and managed by a charitable trust. They offer idyllic woodland spaces to walk, run. play and picnic and are sure to be loved by families. Not too far away are the slightly larger villages of Clapton and Drimpton, whilst the historic market town of Crewkerne is adorned with historical buildings and private houses, along with further developments over the past 40 years. I is an attractive town offering an excellent range of shops, pubs, restaurants, supermarkets including Waitrose, fantastic indoor pool and gym complex, schools and churches as well as a main line rail connection to London Waterloo. Much of the surrounding countryside on the Somerset/ Dorset border is designated as an area of Outstanding Natural Beauty. The Market town of Bridport and the beautiful World Heritage coastline including Lyme Regis and Charmouth are also under half an hour's driving distance.

DIRECTIONS

What3words/////streaks.presumes.whirlwind

Entering from Clapton / Wayford Hill direction, turn into Park Lane and follow the lane down past the Manor. The property is on the right hand side as it becomes Holvert Lane.

SERVICES

Mains electricity. Private water supply via shared borehole and filtration plant managed by Wayford Water Company (a private company run by Wayford Manor). There is a UV filter and the water supply is tested annually. The vendors currently pay an annual charge of approximately £220. Private drainage via shared septic tank.

Oil-fired central heating via boiler located in utility room, and additional oil-fired Rayburn for cooking.

Standard broadband is available, although the vendors have reported that Wessex Fibre broadband is due to be installed







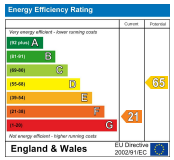
locally in the next month. Due to the rural location, many vendors also find that Starlink is a good alternative to normal broadband supply and buyers are welcome to make their own investigations should they need to work from home etc. There is mobile coverage at the property, please refer to Ofcom's website for further information.

MATERIAL INFORMATION

Somerset Council Tax Band F







Park Lane, Wayford, Crewkerne

Approximate Area = 2013 sq ft / 187 sq m
Garage = 434 sq ft / 40.3 sq m
Outbuilding = 175 sq ft / 16.2 sq m
Total = 2622 sq ft / 243.5 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 2025. Produced for Symonds & Sampson. REF: 1372475





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