

A photograph of a two-story stone house with a brown tiled roof. The house features a large bay window with white frames and diamond-patterned glass. The garden is lush with greenery, including a large tree on the right, a wooden gate on the left, and a stone path leading to the house. The sky is blue with some clouds.

Symonds
& Sampson

Tuckaway

Sticklepath Bottom, Combe St. Nicholas, Chard, Somerset

Tuckaway

Sticklepath Bottom

Combe St. Nicholas

Chard

Somerset TA20 3HH

It's all about the location - tucked away in an idyllic rural hamlet and yet surprisingly accessible, this detached character cottage has beautiful far-reaching views, pretty gardens and a useful separate studio as well as ample driveway parking and garage.



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- Detached period cottage
- Idyllic rural position with beautiful views
- Just a short drive from excellent road links
- Close to a village with thriving community
 - Three good size bedrooms
 - Spacious and flexible ground floor layout
- Separate home studio / office, driveway parking and garage

Guide Price **£450,000**

Freehold

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THE PROPERTY

Offering a blend of modern convenience and period charm, this unlisted period cottage is great if you like some character alongside comfort. Benefitting from double glazing and an upgraded heating system with air source heat pump, the current vendors have also modernised the family bathroom.

ACCOMMODATION

The property is entered via a lovely conservatory, which takes full advantage of the spectacular countryside views, leading through to the main living/dining room. This welcoming space retains plenty of character, including exposed beams and a deep inglenook fireplace with woodburning stove, complemented by oak flooring. There is ample room for a dining table, although a second reception room provides useful flexibility and could equally serve as a formal dining room, family room or cosy snug.

To the opposite side, the dual-aspect kitchen is fitted with a range of cream Shaker-style units, incorporating an integral fridge and an LPG/electric dual-fuel range cooker. The adjoining utility room provides space for both a washing machine and dishwasher, whilst further practical features include a ground-floor cloakroom and a walk-in boiler room housing the plant for the air source heating and hot water system.

All the principal rooms enjoy a front-facing aspect, making the most of the far-reaching countryside views, which are even more impressive from the first floor. Here, there are three double bedrooms, served by a modernised bathroom fitted with a contemporary white suite, including both a bath and separate shower cubicle.

OUTSIDE

From the quiet country lane on which the property sits, gates open to an ample gravelled driveway providing off road parking and access to the detached garage. The garage has power and light connected. The pretty gardens are divided into different areas for seating, surrounded by a mix of planting and rockeries. There is a greenhouse and a potential area adjoining for growing your own. To the side of the property is a detached studio perfect for those needing room for hobbies or home-working. The former well is still in situ and currently covered by a decorative top and timber capping for safety. There are also outside power points and an outside tap.

SITUATION

The village of Combe St Nicholas is set in lovely countryside not far from the Blackdown Hills, an Area of Outstanding Natural Beauty with its miles and miles of herepaths popular for walking, cycling and horse-riding. Sticklepath Bottom is a small hamlet to the north of the village but within walking distance. Approximately 4 miles from Chard and 6 miles from Ilminster, it has great accessibility to all the day to day amenities you require and excellent road links via the A358, A30 and A303.

Both the beautiful Jurassic coast to the south and the M5 Junction at Taunton are within c.30 minutes' drive. The A303 London – Exeter trunk road is just an easy 3 minute drive away. The village has a vibrant community, and together with the nearby hamlet of Wadeford has a great deal of parish clubs and societies which include film showings, amateur dramatic productions, short mat bowls, pilates, art, folk dancing, community group, strength & mobility class, and men's breakfast club.

Combe St Nicholas also has its own Football club with four teams including ladies and junior teams, clubhouse and pitch. There is a post office and store, historic parish church, a pub and recently "top-rated" Church of England Primary School (last Ofsted rating 2022 - Good). The nearest NHS GP surgery is at Broadway, 3 miles away. There are further doctors' surgeries available in Chard and Ilminster, whilst there are community hospitals in Chard, Axminster, Crewkerne, South Petherton and Honiton. The main district hospitals are at Yeovil and Taunton.

DIRECTIONS

What3words///intrigued.pipeline.thrillers

SERVICES

Mains electricity and water are connected. Air source heat pump. Drainage via private sewage treatment plant located within the driveway for this property only. Former septic tank no longer in use.

Ultrafast broadband is available. There is mobile coverage in the area, please refer to Ofcom's website for further information.

MATERIAL INFORMATION

Somerset Council 0300 123 2224

Council Tax Band E

As is common with period properties there may be various pipes or services that cross neighbouring land, or cross this property from neighbouring land.

Photographs taken 2023 - © Symonds and Sampson



Energy Efficiency Rating		
Very energy efficient - lower running costs		
A++ (91-100)		
A+ (81-90)		
A (71-80)		
B (61-70)		
C (51-60)		
D (41-50)		
E (31-40)		
F (21-30)		
G (1-20)		
Very energy inefficient - higher running costs		
England & Wales		

Sticklepath, Combe St. Nicholas, Chard

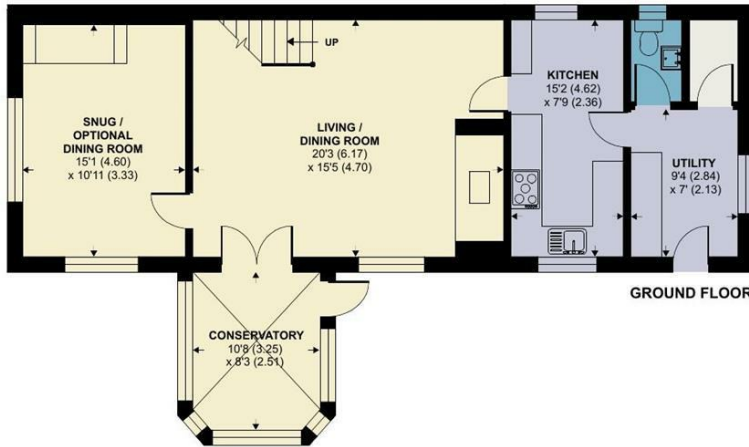
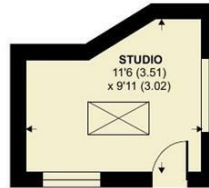
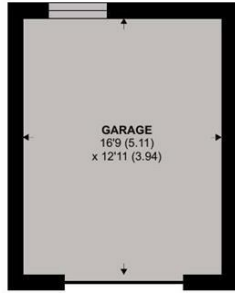
Approximate Area = 1317 sq ft / 122.3 sq m

Garage = 251 sq ft / 23.3 sq m

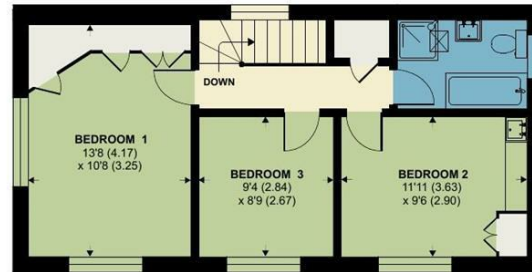
Studio = 98 sq ft / 9.1 sq m

Total = 1666 sq ft / 154.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1527629



ILM/AJW/131026



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