

Symonds & Sampson

Higher Hare Farm

Hare Lane, Hare, Buckland St Mary, Chard, Somerset

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Hare Lane
Hare
Buckland St Mary, Chard
Somerset TA20 3JS

Offered for sale with no onward chain, this idyllic and characterful Grade II listed period home is set in 1.36 acres (0.55 hectares) and enjoys a picturesque location on the very edge of the Blackdown Hills National Landscape.

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- Detached Grade II listed former farmhouse
- Set in 1.36 acres (0.55 hectares)
- On the edge of the Blackdown Hills National Landscape
- Full of character and offering great potential
- Gardens, land and outbuildings
- Offered for sale with no onward chain

Guide Price £580,000
Freehold

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THE PROPERTY

Enjoying an enviable position within a small yet accessible hamlet, this attractive period home offers the best of both worlds, a rural setting and far-reaching views but without feeling remote. Believed to date back to the 17th century, the property is reputed to have served as a local alehouse during the 19th century and has been a cosy and characterful home for many decades. Whilst retaining the broad principles of its traditional cross-passage layout, it has evolved over the centuries to reflect the needs of successive owners, and now presents an opportunity for a new owner to continue that evolution and make it their own. With generous grounds and a range of outbuildings, there is a great deal of potential on offer. Various improvement works and checks have been carried out by the current owners in line with the insurance requirements including the thatch, electrical system and drainage checks.

ACCOMMODATION

The traditional cross-passage hall immediately sets the tone for the character and layout of the accommodation. To one side is a substantial sitting room, centred around a large inglenook fireplace, with an adjoining recess adapted by a previous owner to provide downstairs facilities. Across the hall, the generous dining room offers a further inglenook, currently housing an electric AGA, together with one of the two staircases leading to the first floor.

Beyond, the former scullery provides a more traditional kitchen area with a walk-in pantry, whilst across the hall a similar room beneath the catslide roof is currently used for storage and connects to one of the attached outbuildings, presently arranged as a workshop. The second staircase provides an alternative route to the first floor, allowing access to the upstairs rooms from both sides of the property and providing added versatility.

Upstairs, there are three good-sized bedrooms, with the central bedroom currently serving as a through-room, together with a family bathroom incorporating a freestanding bath. As is often the case with period properties, a variety of built-in cupboards and smaller storage recesses are found throughout, adding to the character and practicality of the accommodation. The vendors understand that traditional flagstone flooring remains beneath the carpets on the ground floor.











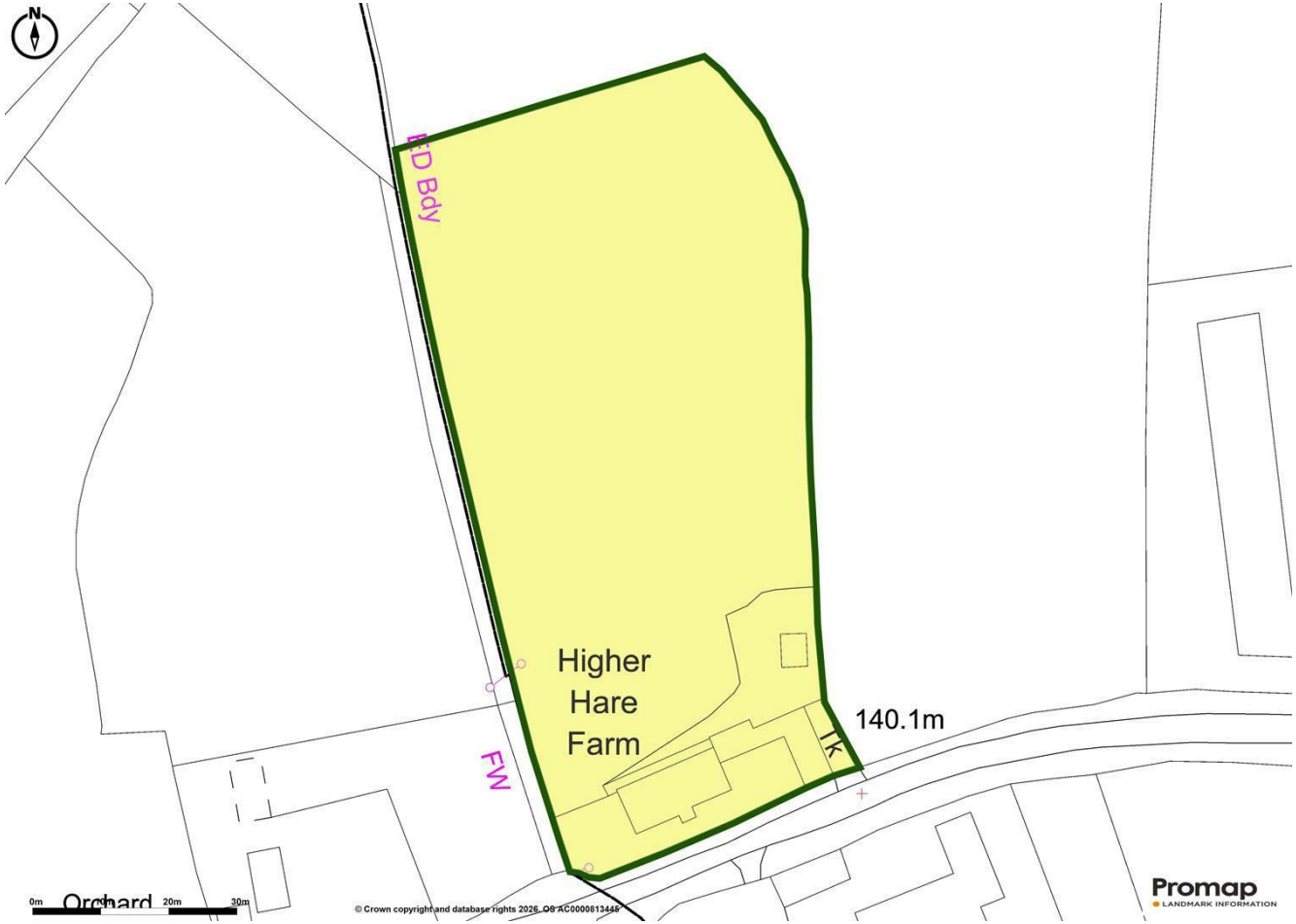


OUTSIDE

The property sits in 1.36 acres, with a traditional cottage-style garden to the front bounded by the old stone wall and picket gate. To the west the gardens wrap around the house with a more traditional garden with raised beds making the perfect space to grow-your-own. Beyond is a sizeable greenhouse. The remainder of the land extends away from the property to the north, with a good size vehicular access on the east side via gates, providing ample off road parking at the rear of the house and access to the detached outbuilding formerly used as a double garage. Adjoining the house, there are further outbuildings including the workshop which is accessible from inside the house and offers scope for conversion to more accommodation. There is an attached wood store accessible from the rear, and a further substantial outbuilding lying perpendicular to the house and offering great versatility for a variety of uses.

SITUATION

Surrounded by countryside and just a short distance from the edge of the Blackdown Hills National Landscape, Hare is a small rural hamlet enjoying peace and tranquillity and yet just a short drive from the pretty market town of Ilminster. It's also within easy reach of both Broadway and Horton, two adjoining villages which have a great range of local village facilities. There is a post office in Horton, and a local GP surgery in Broadway, along with a range of clubs and societies for those who like to get involved in the community including a well supported Cricket Club which is a hub of social activity. Their parish websites provide extensive details. There are two popular local pubs - The Five Dials in Horton and The Bell in Broadway. For families there are two playgrounds, a pre-school and the very well respected Neroche Primary School in Broadway. The property is just a short drive from the A358 and A303. Ilminster has a wonderful range of independent stores including award winning butchers, delicatessen, cheese / dairy shop, and greengrocers as well as two town centre supermarkets for your everyday essentials. Ilminster also offers further amenities such as hairdressing salons / beauticians, dry cleaners and wonderful well-stocked hardware store. The Arts centre is a popular local venue, as is the well supported Warehouse Theatre in Brewery Lane.







DIRECTIONS
What3words///beakers.flaunting.ladders

SERVICES
Mains electricity and water are connected. Private drainage.

Ultrafast broadband is available. There is mobile coverage. Please refer to Ofcom's website for further details.

MATERIAL INFORMATION
Somerset Council 0300 123 2224

Council Tax Band F

The property is Grade II listed. The hamlet of Hare is located close to, but just outside the Blackdown Hills National Landscape (formerly know as AONB).

There is CCTV recording at the property and this may be recording at the time of any viewings.

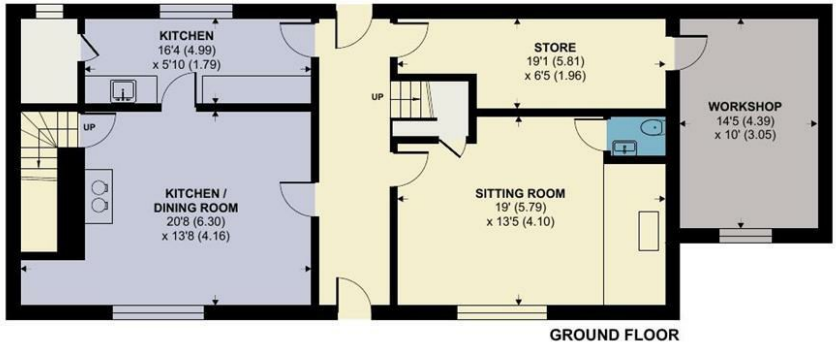
There is an approved planning application reference 25/02815/FUL for conversion of the barn next door into residential accommodation.

Photographs taken October 2026 - © Symonds and Sampson

Higher Hare Farm, Hare, Buckland St. Mary

Approximate Area = 1601 sq ft / 148.7 sq m (excludes roof void)
Limited Use Area(s) = 137 sq ft / 12.7 sq m
Outbuilding = 540 sq ft / 50.2 sq m
Total = 2278 sq ft / 211.6 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 2026. Produced for Symonds & Sampson. REF: 1529899





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