

Symonds & Sampson

Pathways

Underway, Combe St. Nicholas, Chard, Somerset

Pathways

Underway
Combe St. Nicholas
Chard
Somerset TA20 3NS

A quirky and characterful cottage, extended to create three double bedrooms and boasting beautiful countryside views alongside off road parking and a garden studio.

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- Double fronted end of terrace cottage
- Edge of village location with lovely views
- Close to open countryside
- Allocated parking with EV charging point
- Solar PV panels
- Three double bedrooms

Guide Price £300,000
Freehold

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THE PROPERTY

Located alongside a quiet lane on the very edge of the village, this quirky cottage offers more than initially meets the eye. Having lovely views across the surrounding countryside, it retains the character of the original cottage with window seats, inglenook fireplace and latch doors, but has also been extended to create a surprisingly spacious first floor. The accommodation offers flexibility of layout, and has been much improved in recent years including installation of a new oil fired boiler UPVC windows and solar PV panels on the south-western elevation.

ACCOMMODATION

A practical entrance porch provides useful storage space before opening into a beautifully proportioned L-shaped sitting/dining room, where a striking inglenook fireplace with a Villager wood-burning stove creates an inviting focal point. Both front-facing windows feature charming window seats, while there is ample space for a dining table, making this an ideal room for both everyday living and entertaining.

Adjoining the reception room is a fitted galley-style kitchen, with a range of cream shaker-style units incorporating an electric hob, under-counter oven and slimline dishwasher, together with space for a washing machine. Attractive duck egg blue metro-tiled splashbacks add a splash of colour and complement the cottage's character.

Steps rise from the living area to a half landing, where a useful door provides access to the side pathway, before continuing to the first floor. The original part of the cottage to the front offers two generous double bedrooms, both enjoying delightful views across the fields opposite. The rear extension creates a third double bedroom alongside the family bathroom, fitted with a bath with shower over.

As the cottage is built into the hillside, there may be potential, subject to the necessary consents and alterations, to create direct access from the third bedroom to the elevated rear garden, further enhancing the connection between the house and its outdoor space. The property benefits from UPVC double glazing and oil fired central heating. The boiler is located in a cupboard on the first floor landing.

OUTSIDE

To the front of the property, a block-paved driveway provides off-road parking for one vehicle, with the added benefit of unrestricted roadside parking nearby. An EV charging point is also conveniently installed.

A pathway to the side leads through a gate and up steps to the rear garden, which has been terraced to create a series of distinct outdoor spaces. Keen gardeners will appreciate the aluminium greenhouse, while a practical paved terrace provides the perfect spot for a rotary washing line.

Steps rise to the upper tier, where a decked seating area enjoys delightful views across the rooftops to the surrounding countryside. This peaceful outlook creates an idyllic backdrop to the garden studio/home office, offering an ideal space for those working from home or pursuing hobbies that require a little extra room. Adjoining the studio is a level lawn with a mature apple tree, while the different tiers of the garden are attractively softened by a variety of established shrubs.

SITUATION

The village 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. Approximately 3 miles from Chard and 6.5 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 organisations including History group, Horticultural society, short mat bowls, weekly village café in the village hall, ladies groups, two book clubs and Gala association that organises many events.

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). Doctors surgeries are available in Chard whilst there are community hospitals in Chard, Axminster, Crewkerne, South Petherton and Honiton. The main district hospitals are at Yeovil and Taunton.

DIRECTIONS

What3words///grabs.jousting.hiker

SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating. Solar PV panels were installed by the current vendors in 2022 and are owned outright. There is an EV charging point on the front driveway.

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

MATERIAL INFORMATION

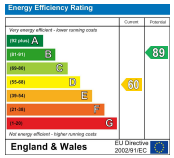
Somerset Council Tax Band B

The property owns the front section of block paved driveway that lies in front of the neighbouring property (Butterflies) over which that neighbour has a right of access to reach their own driveway parking and therefore this area must not be blocked at any time.









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Approximate Area = 992 sq ft / 92.1 sq m
Outbuilding = 89 sq ft / 8.2 sq m
Total = 1081 sq ft / 100.3 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: 1494671





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