



FOR SALE



Full video walk - through

Clay Lane, Lower Chillington, TA19 0PU

£750,000



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Brindle Cottage – A Truly Exceptional Country Retreat

Far from ordinary, this enchanting detached cottage blends timeless period charm with thoughtful, flexible living space — a home that works beautifully for growing families, those who love to entertain, anyone needing space to work from home, or simply those craving peace and privacy. Step inside and you're greeted by light-filled rooms brimming with character: exposed beams, vaulted ceilings, warm flagstone and quarry floors, and a welcoming snug with a multi-fuel burner — perfect for cosy evenings. Yet every modern comfort is here too: a superbly fitted kitchen with granite worktops and premium Smeg appliances, spacious living areas opening right to the garden, and a convenient ground-floor principal bedroom with its own shower room — ideal for guests, multi-generational living, or simply easy everyday use. Upstairs, two generous double bedrooms and a family bathroom offer plenty of room to grow, relax, or welcome visitors. The versatility extends outside too: a bright, insulated garden room makes a wonderful home office, studio, or playroom, while the garage, workshop and extensive off-road parking give ample space for hobbies, vehicles and storage. But the real magic lies in the grounds — just under an acre of beautifully landscaped gardens and mature woodland, designed to delight gardeners and nature lovers alike. There are sun-drenched patios, secluded seating nooks, a pretty parterre with a water feature, winding paths through trees and shrubs, and even a charming pavilion — all framed by breathtaking rolling countryside views toward the Blackdown Hills. It's a paradise for families — safe, private spaces to play and explore; perfect for dogs with plenty of secure ground to roam; and a dream for keen gardeners with diverse planting areas, different levels and year-round colour. Whether you want to tend borders, enjoy alfresco dining, wander woodland paths, or simply soak up the tranquillity, this garden offers endless possibilities. Set in an idyllic, quiet rural location yet well-connected to local towns, Brindle Cottage isn't just a house — it's a versatile, character-rich sanctuary offering the very best of country living, ready to adapt to your lifestyle now and for years to come.



LOCATION

The countryside in this part of South Somerset is rightly regarded as some of the finest in the South West, as the gently undulating landscape of South Somerset gives way to the wilder more dramatic scenery of West Dorset to the South. Chillington is ideally positioned amidst this landscape, much of which has been designated as an Area of Outstanding Beauty. The village is quietly tucked away from the A30, yet ideally positioned for good communications. The property enjoys extensive southerly views over open countryside. Crewkerne and Chard are both within easy reach: the former has a Waitrose and a good range of small independent shops making it an increasingly popular place near which to live. There is also a direct main rail link to London Waterloo. The county town of Taunton is 17 miles, with M5 motorway connection.

Entrance Porch

Half glazed door to front, side and front aspect windows with countryside views, quarry tiled floor and doors to kitchen and entrance hall.

Entrance Hall - 9' 1" x 9' 10" (2.77m x 2.99m)

Stairs to first floor with decorative balustrade and hand rail, under stairs cupboard, radiator and door to snug and kitchen.

Living Room - 20' 2" x 14' 9" (6.14m x 4.49m)

A most interesting room with sliding full height double glazed patio doors with lovely views of the countryside, front and rear aspect double glazed windows, wood burning stove, vaulted ceiling with exposed beams and steelworks, TV point, radiator and doors to rear garden and master bedroom.

Snug/Dining Room - 15' 8" x 9' 11" (4.77m x 3.02m)

Two front aspect double glazed windows with countryside views, window seat, inglenook fireplace with inset multifuel burner set on flagstone hearth and radiator.

Kitchen/Breakfast Room - 15' 0" x 14' 0" (4.57m x 4.26m)

Rear aspect double glazed window, double glazed french doors opening to the patio with countryside views. Fitted kitchen comprising a range of wall and base units with granite worktops over, Smeg stainless steel sink unit, Smeg dual fuel cooker with extractor hood, larder unit, plumbing for dishwasher, plumbing for washing machine, space for American style fridge/freezer, tiled splash backs and radiator.

Utility Room - 9' 1" x 5' 7" (2.77m x 1.70m)

Plumbing for washing machine, space for tumble dryer or fridge/freezer and oil fired boiler providing hybrid central heating and hot water, double bowl Butler style sink, WC and Air Source Heat Pump controls.

Master Bedroom - 17' 8" x 10' 1" (5.38m x 3.07m)

Front aspect double glazed window, double glazed door to side opening to parterre garden, vaulted ceiling, exposed beams, built in wardrobe and radiator.

En-Suite Shower Room

Rear aspect double glazed window, fully tiled shower (Aqualisa), pedestal wash hand basin, WC, extractor fan and heated towel rail.



FIRST FLOOR

Gallery Landing

Front aspect double glazed window, decorative balustrade and hand rail, exposed beams, airing cupboard housing hot water cylinder and access to roof space.

Bedroom Two - 15' 5" x 13' 8" (4.70m x 4.16m)

Front and rear aspect double glazed window with countryside views, laid to carpet and radiator.

Bedroom Three - 14' 10" x 9' 11" (4.52m x 3.02m)

Front aspect double glazed window with countryside views, magnificent solid elm exposed floorboards, storage cupboard and radiator.

Bathroom

Front aspect double glazed window with countryside views, bath with Aqualisa shower over, pedestal wash hand basin, tiled floor, tiled splash backs and heated towel rail.

Separate WC

Rear aspect double glazed window, low level WC, tiled floor and heated towel rail.

Parking

Block paved parking area to front and side of garage with gate leading to front door and gate to the car port and workshop.

Garage - 14' 9" x 11' 1" (4.49m x 3.38m)

Electric roller door to front, power, lighting and loft storage space.

Garden Room/Office 13' 5" x 11' 9" (4.09m x 3.58m)

Insulated room with French doors and full width windows offering extensive countryside views, with decked area to front, laminate flooring, power, lighting, telephone point and wall mounted electric heater.

Garden

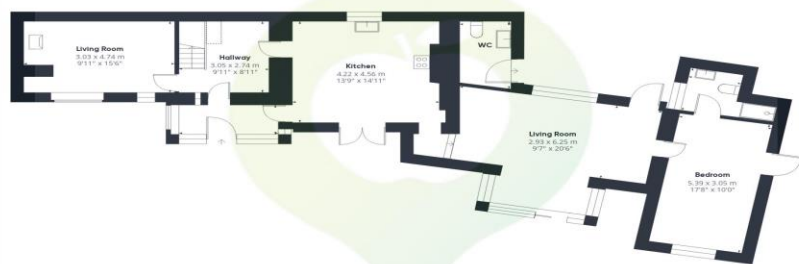
The garden has been designed to create a tranquil place and is arranged over different levels laid to lawn with natural stone retaining walls and an array of shrubs, trees and paths leading to secluded garden areas with patio, pergola and decorative pavilion. There is an additional paved patio to the front of the house which leads to a lovely parterre garden with central water feature. There is a timber framed potting and storage shed with cobbled path to the garden room/office. Another path leads into a woodland garden with mature trees and shrubs. The path leads to the top of the garden and follows the full length of the boundary hedge. Two well positioned sitting areas give outstanding views towards the Blackdown Hills and the sunset. Externally, there are beautiful water features and ponds surrounding the property with two further outdoor sheds and workshop.

Visitor Parking Area

Opposite the property, a further parking area with a hardstanding provides space for multiple vehicles whilst a wooded area adjacent provides a tranquil area for contemplation.

The grounds extend to roughly 0.9 acre. The location offers privacy and seclusion in a rural setting with the garden providing variety and colour throughout the year.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



Approximate total area⁽¹⁾

151.9 m²
1635 ft²

Reduced headroom

0.4 m²
4 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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