



Symonds  
& Sampson

# Old Beams

Lower Street, West Chinnock, Crewkerne, Somerset

# Old Beams

Lower Street  
West Chinnock  
Crewkerne  
Somerset  
TA18 7PT



- Exceptional character house
- Fabulous hamtone fireplace
- Off road parking and garage/studio/office
  - Bursting with history
  - Very quiet village location
  - Adjoining fields to the rear
- Charming gardens and views
  - An absolute gem!
  - No Onward Chain

Guide Price **£500,000**

Freehold

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## THE DWELLING

Well, where do we start! If you are looking for a quality character home bursting with history, together with the modern living fittings required for today's life, nestling in the conservation area of this quiet village, then look no further!

This fabulous Grade II listed house, built circa 1700, has it all. Boasting a rich heritage, evident in its traditional architecture and inviting atmosphere, oozing with character with features such as stone mullion windows, window seats, exposed ceiling beams, a magnificent hamstone inglenook fireplace with bread oven, very good ceiling heights throughout and much, much more.

Coupled with an attractive and interesting west-facing garden, essentially divided into separate zones, including a secluded Mediterranean-style terrace, ideal for alfresco dining, with steps up to a pathway leading to other individual seating areas.

There is a detached workshop and log store, which gives way to another paved terrace offering fabulous west-facing views over the fields beyond, and at the very end of the garden is a hidden seat to watch the sun go down. Throughout the garden, there are numerous planted shrubs, bushes & flowers.

This property is a rare find, combining historical charm with practical living spaces, making it a wonderful opportunity for those looking to settle in a tranquil yet accessible area.

Whether you are a first-time buyer or retiree, a professional or seeking a family home, this semi-detached house is sure to impress.



## ACCOMMODATION

The accommodation comprises of a canopy porch with a wooden front door to an entrance vestibule with cloaks area. A leaded light door opens into a generous reception hall with a tiled floor, stone mullion window and window seat, part wood panelling, exposed timbers and a downstairs cloakroom with coat cupboard.

Also, off the hallway is a large utility area with a sink and a separate studio with a radiator and an ornate cast iron fireplace/range (formerly used as a garage and could easily be reverted if required).

A wonderful sitting room enjoying a magnificent hamstone inglenook fireplace with bread oven and a log burner, another hamstone mullion window with a seat and exposed beams.

From here, a door leads into a separate dining room, again with a tiled floor, hamstone corner display, a stone mullion window to the rear aspect, windows to the side aspect and many exposed timbers.

A generously sized kitchen/breakfast room with a roof light and double patio doors leading into the garden. The main kitchen area has a high-pitched ceiling and has an integral fridge & freezer, dishwasher, and Aga electric range cooker with double oven and induction hob.

The first floor encompasses a good-sized master bedroom with excellent ceiling height, exposed beams, an en-suite shower room and a separate dressing room. With minimal effort, this could be made into a fourth bedroom if required.

There are two further double-sized bedrooms and a family bathroom.

Great attention to decorative detail and a wealth of quality fixtures and fittings throughout really sets this gem of a house apart!





## OUTSIDE

To the front of the house is a small area of garden stocked with shrubs and flowers, and a cobbled area which provides off-road parking for one car, along with further on-street parking, and leads to the garage, which still retains its wooden double doors and is currently used as an artist studio, but could easily be reverted back to a garage if required.

The rear garden is a real delight! Adjoining the kitchen/breakfast room is a lovely walled Mediterranean-style terrace with stone retaining walls and garden lighting, ideal for sitting outside and alfresco dining.

A path leads through the garden with planted shrubs, bushes and flowers

intermingled with additional private seating areas.

A detached stone workshop has power and light and is next to a wood store and oil tank, with a further pathway leading to a generous paved and shingled terrace, again ideal for seating/dining and enjoys the most wonderful west-facing views. Little steps lead to a hidden stone seat providing a small haven from which to watch the sun go down, all of which adjoins open fields.

The whole garden enjoys a very high degree of privacy and seclusion. What more could one wish for!

## SITUATION

West Chinnock is amongst South Somerset's most desirable and quiet villages

with an active, friendly community and the traditional country village amenities, a well-reputed primary school and a pub. Localised footpaths provide access to wonderful walks. Ham Hill Country Park is close by.

A short journey away is the market town of Crewkerne (mainline rail station), where there is a variety of national and independent retailers and businesses, including a Waitrose.

The larger towns of Yeovil (again with a mainline rail station), Taunton and Sherborne are also very easily accessible. The area is favoured for its ease of access to the Jurassic Coast, with both West Bay and Lyme Regis within a 20-mile driving distance.



## DIRECTIONS

What 3 words:

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## SERVICES

Mains water, electricity and drainage. Oil central heating via radiators.

Broadband - Superfast broadband is available.

Mobile signal/coverage - There is mobile coverage in the area. Please refer to Ofcom's website for more details.

## MATERIAL INFORMATION

The property benefits from being Grade II Listed and lies within a conservation area.

Council Tax Band: E

Flood Risk: Very Low



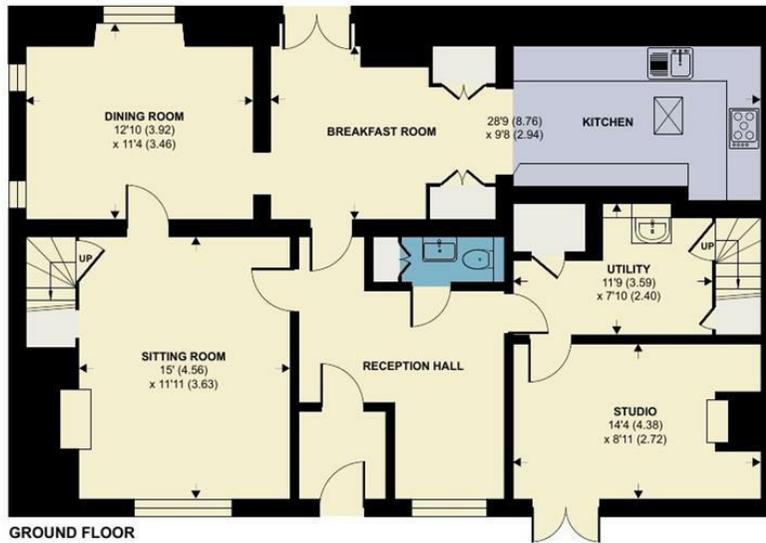
# Lower Street, West Chinnock, Crewkerne

Approximate Area = 1946 sq ft / 180.7 sq m

Outbuilding = 87 sq ft / 8 sq m

Total = 2033 sq ft / 188.7 sq m

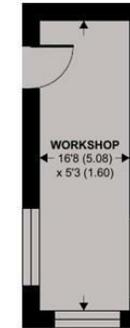
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GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2026. Produced for Symonds & Sampson. REF: 1419319



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