



Tenure: Freehold

Council Tax: Band E

Energy Performance Rating: E (39)

Services: Mains Gas, Electric & Water. Solar Heated Water

Viewing

Strictly by appointment only via sole selling agent Tarr Residential on 01460 68890 or at 35 Fore Street, Chard, Somerset TA20 1PT.

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale

Guide Price: £520,000

The Old Post Office, Wadeford, Nr Chard, Somerset

TA20 3AP

Independent Sales, Lettings and Property Management Agents

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Tarr Residential

**The Old Post Office,
Wadeford, Nr Chard,
Somerset
TA20 3AP**

Guide Price: £520,000



- **Simply Stunning Character Property**
- **Hamlet Location with Countryside Views**
- **3 Double Bedrooms, (Bedroom 3 with En-Suite)**
- **20ft Sitting Room with Bay Windows & Log Burner**
- **Bespoke Kitchen with Rayburn**
- **Separate Dining Room, Utility Area/Store**
- **First Floor Period Style Bathroom Suite**
- **Double Glazing & Oil Fired Heating**
- **Well Kept Good Size Cottage Style Gardens**
- **30ft Garage/Workshop & Off Road Parking**

The Old Post Office' is a simply stunning and unique character filled detached 3 bedroom period property enjoying superb countryside views from the rear aspect, well kept good size mature private gardens with summerhouse 'Retreat', 30ft garage/workshop and off road parking. All situated in the hamlet location of Wadeford near Chard. The property comprises; lower ground floor entrance hall with bedroom 3 and en suite, upper ground floor landing, bespoke kitchen with Rayburn, separate dining room, sitting room with bay windows and fireplace with log burner. First floor 2 double bedrooms and a period style white suite bathroom. Further benefits from double glazing, oil fired heating and solar heated water.



Approach

The main entrance is at the rear of the property and approached via bi-folding double opening wooden gates giving access to the stone chipped driveway heading the garage/workshop. A timber five bar gate opens to the stone path leading to:

Lower Ground Floor Entrance Hall

Part double glazed french doors to the entrance with a tiled flooring, period radiator, access to the roof void and stairs rising to the upper ground floor. Further door to:

Bedroom 3: 11' 3" x 9' 9" (3.42m x 2.97m)

Double glazed window to the rear aspect with shutters, stripped floorboard flooring, exposed timber beams, TV point, wall light point and a period style radiator. Door to:

En-Suite: 6' 9" x 5' 1" (2.05m x 1.55m) (max)

Fitted with a white three piece suite comprising; 900mm x 900mm cubicle with a glass door and wall mounted thermostatic shower over. Pedestal wash hand basin with taps over and a low level WC. Double glazed window with shutters to the rear aspect, part tiled walls, tiled flooring, heated towel rail and recessed ceiling spotlights.

Upper Ground Floor Landing

With a double glazed window to the side aspect and a door to:

Kitchen: 12' 10" x 11' 2" (3.91m x 3.40m)

Fitted with a bespoke range of solid wood wall and base units with beech worktops over. Inset stainless steel one and a half bowl and drainer with mixer tap over. Island feature with an inset AEG induction hob and extractor over. Integrated appliances include; High level AEG double oven, Bosch dishwasher, fridge and freezer. Feature chimney breast with an inset Rayburn stove. Two double glazed windows to the side aspect, solid wood flooring, beams and brushed chrome power points. Door to:

Dining Room: 11' 5" x 9' 11" (3.48m x 3.02m)

A dual aspect room with double glazed windows to the front and rear with a window seat feature and views down through the valley. Decorative fireplace with a wood mantle and paved hearth. Solid wood parquet flooring and a smoke detector. Built in storage cupboard. Door opening to the stairs rising to the first floor. Door to the sitting room and a door to:

Porch

With double glazed windows to the side aspects, tiled floor and a solid wood door opening to the front aspect.

Sitting Room: 20' 0" x 14' 5" (6.10m x 4.40m) (into bay)

Two double glazed bay windows to the front aspect (one with window seat). Two double glazed window to the rear with views over the garden and valley. Large fireplace with a paved hearth, inset log burner and an additional decorative brick built chimney breast. Feature exposed stone

wall, stripped floorboard flooring, period style radiator and a smoke detector. Door to stairs descending to the lower ground floor utility area/store.

First Floor Landing

With a double glazed window with shutters to the front aspect, solid wood floorboard flooring, wall light point, exposed timber beams and a smoke detector.

Bedroom 1: 11' 6" x 11' 3" (3.51m x 3.42m)

A dual aspect room with a double glazed window to the front and rear with shutters. Period feature decorative fireplace, stripped floorboards and a period style radiator.

Bedroom 2: 11' 9" x 8' 8" (3.57m x 2.63m)

Dual aspect with double glazed windows to the front and rear, stripped floorboards, exposed beams and a period style radiator. Built in cupboard housing the hot water cylinder tank.

Bathroom: 9' 0" x 7' 7" (2.74m x 2.31m) (max)

Fitted with a period style white three piece suite comprising; freestanding bath with a telephone style mixer tap over. Pedestal wash hand basin with taps over and a low level WC. Double glazed window to the rear aspect with views over the valley, stripped floorboards, period style radiator and a shaver point.

Lower Ground Floor Utility Area/Store: 19' 7" x 10' 3" (5.98m x 3.13m) (max)

Accessed via an external door to the rear aspect or via the staircase from the sitting room. Double glazed window to the rear aspect. Base unit with an inset bowl and tap over. Space and plumbing for a washing machine and tumble dryer. Single panel radiator, power and light connected.

Garage/Workshop: 30' 8" x 11' 10" (9.35m x 3.60m) (max)

A detached larger than average garage/workshop with wooden double opening gates to the front aspect heading the off road parking area. Power and light connected.

Summerhouse 'Retreat': 8' 2" x 8' 0" (2.48m x 2.43m)

Positioned to a quiet corner of the garden, timber built with windows and a door. Power and light connected.

Outside

The property is elevated from the road and enjoys superb countryside views over Wadeford from the rear aspect. Accessed via bi-folding double opening gates to the stone chipped off road parking area heading the garage. A further five bar gate opens to the stone chipped path edged by a cottage style border leading to the main entrance door to the rear.

The superb mature sloping gardens are well kept, enjoy a high degree of privacy and have views over the valley. Steps lead down through the garden past beds and borders filled with an established variety of fruit trees, shrubs and plants. A timber decked seating space enjoys the excellent views. The summerhouse is quietly positioned to one corner and over looks the vegetable garden and water well. A gate gives access to a substantial shed with power and light connected. At the side of the property is a separate enclosed cottage style garden with beds and borders filled with an excellent variety of plants and shrubs.

