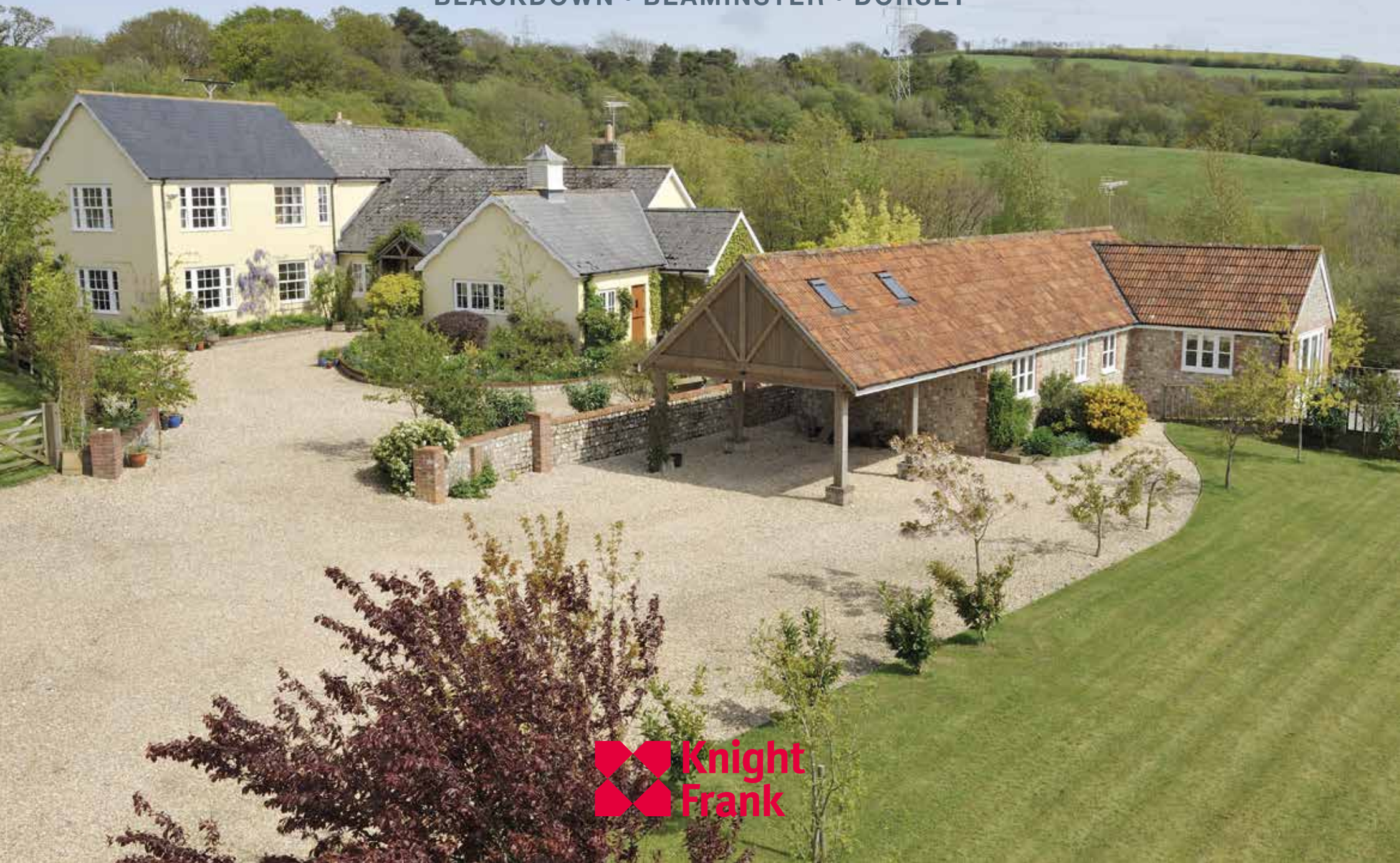


COOMBE LAKE FARMHOUSE

BLACKDOWN • BEAMINSTER • DORSET







COOMBE LAKE FARMHOUSE

BLACKDOWN • BEAMINSTER • DORSET

A well presented family house with an adjoining self-contained single storey annexe standing in garden and grounds overlooking wooded countryside

Entrance hall • Sitting room • Dining room • Study • Snug • Kitchen/breakfast room
Utility room • Boot room • Cloakroom

Master bedroom with ensuite shower room • 3 Further bedrooms • 2 Further bathrooms

Annexe: Open plan kitchen/living room • Bedroom with ensuite WC • Shower room

Barn with machinery store and 4 stables

Garden with pond, orchard and paddock

In all about 7.08 acres (2.86 hectares)

Crewkerne 5½ miles (London Waterloo 2½ hours) • Beaminster 8½ miles
Chard 9 miles • Lyme Regis 11 miles • Yeovil 15 miles
(Distances and time approximate)



Knight Frank LLP

15 Cheap Street, Sherborne,
Dorset DT9 3PU

Tel: +44 1935 812236
sherborne@knightfrank.com

www.knightfrank.co.uk

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

Coombe Lake Farmhouse

The property is a detached family house constructed of rendered and colourwashed elevations under a slate roof with stone chimneys and a small raised tower with a weather vane. The main windows are of sash double glazed construction. There is a timber framed open porch with a herringbone brick pattern floor around the front door.

The accommodation is well presented with the principal reception rooms lying on the north eastern side and the kitchen and domestic areas on the south west side. Entrance hall opening to snug with fireplace inset with wood-burning stove. Access to large south facing decked terrace. Study. Sitting room with timber floor and large brick fireplace with wood-burning stove on herringbone brick hearth. Dining room with wood-burning stove and glazed double doors onto decked terrace. Staircase hall with cupboards. Kitchen/breakfast room with extensive range of fitted wall and base units with twin bowl Belfast sink with mixer tap, Mercury range with 5 ring Calor Gas hob and double electric oven with extractor hood over, integrated AEG dishwasher, integrated fridge/freezer, central island with oak worktop and storage below, hanging pot racks, walk-in shelved larder. Utility room with range of fitted units incorporating 1 ½ bowl stainless steel sink, integrated Hotpoint washing machine and tumble dryer, cupboard housing Grant oil-fired boiler and Megaflo hot water cylinder with pressurised system. Boot room with cupboard housing water softener and direct access to side courtyard. Ground floor bedroom, bathroom and cloakroom. The first floor has the principal bedroom with fitted wardrobes and with ensuite shower room. 2 further double bedrooms and a family bathroom.

There is Planning Permission for conversion into the roof space to provide a further bedroom, dressing room and bathroom (WDDC PP No I/W/05/001209).

Annexe

The annexe lies south west of the house and is a detached dwelling with accommodation arranged on the ground floor. It is constructed of flint stone elevations with brick quoins and brick window surrounds under a clay tiled roof. The roof extends out on the south west end under a timber frame providing an open fronted car port with flight of timber steps leading up to a first floor storage area. The accommodation is well suited for use by a dependent relative or alternatively to provide a letting income, subject to change of usage permission. It incorporates a kitchen/sitting/dining room with range of





Annexe



Annexe



fitted wall and base units with beech worktops, Belfast sink with mixer tap, Schott Diplomat 4 ring electric hob with extractor hood, eye level Diplomat double oven/grill, integrated fridge/freezer and Diplomat dishwasher. Open plan living space with a vaulted ceiling and exposed timbers, cupboard housing Grant oil-fired boiler and hot water cylinder (pressurised). Twin glazed doors onto a south facing private decked terrace. Hallway with cupboard with plumbing for washing machine. Bedroom with ensuite WC and separate shower room.

Garden, Grounds and Outbuildings

The property is approached over a part-shared driveway from the village lane onto a gateway to the private driveway which continues on sweeping around to the house and annexe with parking for a number of cars. The drive continues to a gravelled courtyard with a turning circle and to a further spur with timber gates accessing a large concrete hardstanding close to the principal outbuilding. Flanking the drive on one side is an area of lawn interspersed with a number of trees including Ash, Cherry, Silver Birch, Larch and Spruce. In the gravelled courtyard area there are a number of raised borders with shrubs and plants and a gravelled path continues around to the rear of the house.

On the southern side of the house is a large enclosed area of timber decking with balustrading. Steps lead down to a gravelled path accessing a smaller secondary decked terrace overlooking the paddock.

The southern garden has a slightly sloping lawn interspersed with mixed trees and shrubs and a terraced stocked border on one side. In the southern corner is an enclosed pond fed by a stream that borders the property.

The land lies north east of the house and includes an orchard with mixed fruit including apples, pears, damson, Victoria plum, cherries and medlar. The main paddock lies on one side of the orchard with separate direct gate access from the lane. This is laid to pasture with an area left wild for associated fauna and flora.

The principal outbuilding is an original farm building with a steel portal frame with block and rendered walls under a corrugated fibre cement roof and concrete floor. This is divided into two halves – one half with doors at each end providing a storage area with space for machinery and the other side converted into 4 stables.

Situation & Amenities

Coombe Lake Farmhouse is situated in the small village of Blackdown which has a parish church and village hall. It is surrounded by open Dorset countryside. There are village shop/post offices in the nearby villages of Marshwood and Thorncombe.



Primary Schools in Marshwood, Thorncombe and Broadwindsor. Secondary schools in Lyme Regis (Woodroffe) and Beaminster School. Nearby private schools include Perrott Hill in North Perrott and Sherborne Schools.



Shopping in Crewkerne (5½ miles) including a Waitrose and also in Chard and Lyme Regis. The regional centre of Yeovil, about 15 miles away provides a wide range of shopping, business and recreational facilities.



Yeovil, Exeter and Bath all provide excellent entertainment venues.



There are a number of bistro pubs and restaurants within the local area.



The A30 is accessed to the north at Crewkerne providing a direct east/west route. The A35 is accessed at Lyme Regis providing an east/west route to the south.



Mainline rail service from Crewkerne to London Waterloo taking about 2½ hours



Bristol & Exeter Airports are both about an hour's drive away offering connections within the UK, Europe and to other international destinations.

Services: Mains and private spring water (wells). Mains electricity. Private drainage (septic tank shared by both properties). Oil-fired central heating. Bottled Calor Gas for cooking hob (main house)

Fixtures & Fittings: All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Tenure: Freehold

Council Tax Band: F

Local Authority: West Dorset District Council
Tel: 01305 251010

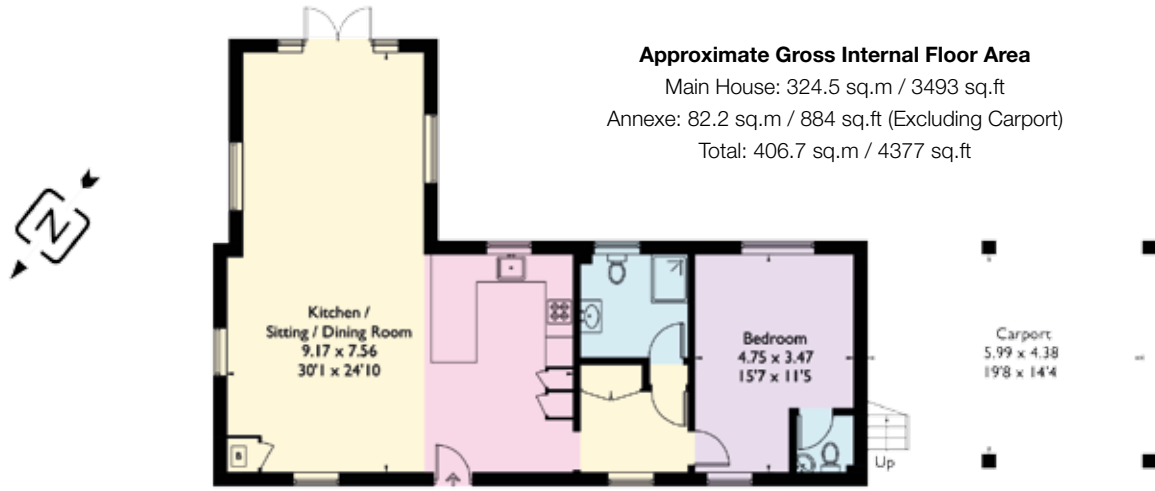
Directions (Postcode DT8 3LE)

From Crewkerne leave the town centre on the B3165 (signed Clapton/Lyme Regis) proceed just over 2 miles and continue through the village of Clapton. Continue for just under 3 miles into the village of Blackdown. Within the village there is a grass triangle at this point turn right (signed Winsham 3, Chard 7). Proceed for just under 100 yards and there is a driveway on the left clearly signed Coombe Lake Farmhouse. Proceed down this drive and the property will be found at the end.

Viewings

All viewings are by appointment with the sole agents Knight Frank LLP.

Covenant Statement: West Dorset is an Area of Outstanding Natural Beauty, consequently there is a covenant restricting building projects on the property, subject to Planning Permissions.

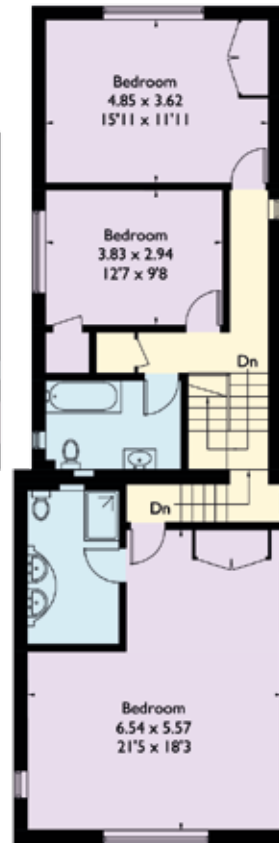


Annexe (Not shown in actual location/orientation)



Main House: Ground Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage



Main House: First Floor

Important Notice:

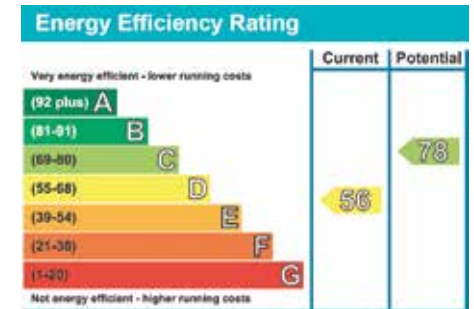
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Photographs: 2015 Particulars: November 2016

Kingfisher Print and Design. 01803 867087.

Farmhouse



Annexe

