



STAGS

Thorns Farm

Thorns Farm

Chaffcombe, Chard, TA20 4BG

Chard 2 Miles Crewkerne 5 Miles Taunton 15 Miles.

- Charming period farmhouse
- Private situation
- Peaceful and quiet location
- Stunning gardens and grounds
- Useful adaptable outbuildings
- 3 bedrooms
- 3 reception rooms
- 3.3 acres approximately

Guide price £595,000

Situation

Thorns Farm lies in the private rural location accessed off a village road by a private track. Although the property is extremely private it is by no means isolated lying approximately 2 miles from the popular Somerset market town of Chard, birth place of the inventor of power flight John Stringfellow. Chard centre provides a good range of everyday amenities including excellent primary and secondary state and independent schooling for all age groups. Crewkerne lies 5 miles away and provides a host of independent shops as well as a Waitrose. The Coast can be reached at Lyme Regis and Seaton, which lie 13 and 15 miles away respectively. Crewkerne has a mainline railway station with regular services to London Paddington and the Taunton, County Town of Somerset, is 15 miles distant with the A303 and M5 motorway all within easy reach.

Description

Thorns Farm is believed to date to the 16th Century and possibly formed part of the old Chaffcombe Gate farm estate. Thorns Farm now offers spacious character accommodation on two floors and comprises stone and brick quoins as well as rendered elevations beneath a tiled and thatched roof. Thorns Farm benefits from lovely gardens, which are well maintained and comprise large expanses of lawn with interspersed flower and shrub borders. Together with the gardens there are



A charming detached farmhouse situated in a wonderfully private position with 3.3 acres of gardens, orchard and paddocks.





orchards areas and paddocks in all totalling 3.3 acres. A sweeping driveway leads from the village road north towards the house to an area of parking and hard standing. The farmhouse immediately adjoins this area and provides access to the rear of the property. From the front an entrance porch leads via the front door into the entrance hall with a wide staircase leading to the first floor. A door provides access to the dining room, which is centred on a large inglenook fireplace with tiled hearth and stone surround with an inset bread oven. From the dining room a door leads into the kitchen, which is to the rear of the property and is fully fitted with a range of units, a one and a half bowl sink unit and benefits from an oil fired Rayburn. There is a door to the outside and a door to the inner hall, which provides access to the cloakroom. From the inner hall steps lead down into the utility room, which has a Belfast sink, a range of fitted cupboards, access to the shower and a door outside to the rear of the property. From the kitchen a door leads into the triple aspect room with an open fireplace with stone surround and timber mantle piece, fitted book shelves to one side, feature bay window and exposed beams. Off the entrance hall there is a study with an open fireplace and a window with a window seat overlooking the garden, a door from the study leads back into the utility room.

On the first floor there is a master bedroom with fitted cupboards and access to eaves storage, this room has a dual aspect. There are two further bedrooms, both with lovely views over the garden as well as a family bathroom, with a ball and claw bath, wash hand basin and low level WC.

Outside

The setting of Thorns Farm is idyllic with a driveway sweeping down between an orchards and the paddocks leading to the parking area. To the rear of the house there is a stone and tiled outbuilding which currently comprises a studio two small sheds and to the western end an open fronted machinery store. There is also a separate studio, which was formerly a garage. This is a highly adaptable room, which is secure and enclosed with a concrete floor. To the rear of the garage there is a further small store and there is an old pig building on the far western boundary. The land and gardens at Thorn Farm extend to 3.3 acres and the property is a wildlife haven with numerous birds feeding regularly. The land runs up to the village road and is highly adaptable to an extensive range of livestock uses.





These particulars are a guide only and should not be relied upon for any purpose.



Stags

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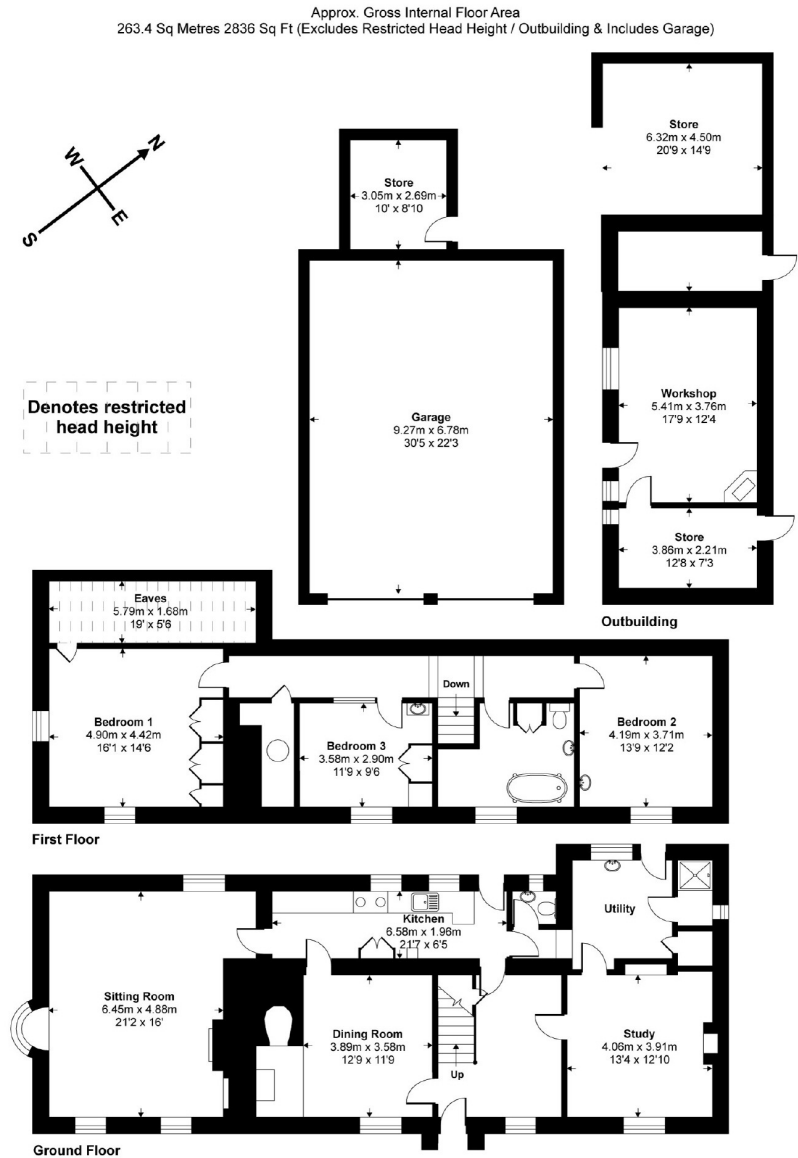
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		

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EU Directive
2002/91/EC



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