



Lakehayes







Lakehayes

School Lane, Tatworth, Chard, TA20 2SA

Chard 2 miles. Axminster 5 miles. Lyme Regis 10 miles.

A charming period farmhouse with two holiday cottages, set in extensive gardens and grounds in a peaceful village setting

- Historic farmhouse
- Host of character features
- Beautiful gardens
- Excellent home & income opportunity
- Peaceful village setting
- Generous 1,752sqft
- 2 Holiday cottages
- Paddock/orchard
- In all about 0.8 acres
- Freehold. Council Tax Band E (Holiday cottages – Business Rates - 100% relief)

Guide Price £895,000

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THE PROPERTY

Lakehayes is a beautiful and historic detached farmhouse, together with two holiday cottages and enjoying beautiful gardens and a paddock/orchard, in a lovely peaceful village setting. The former farmhouse is believed to date back to the 16th century and is listed grade 2, of architectural or historical importance, with flint and rubble elevations with stone quoins under a Roman tiled roof.

The previous owner undertook considerable refurbishment to the farmhouse, including a two-storey extension and also converted the former barn into the two holiday cottages. Under the current owner, further improvements have been undertaken, both to the farmhouse and the holiday cottages.

THE FARMHOUSE

Offering well-proportioned, presented and appointed accommodation with many excellent features including a newly fitted kitchen with quartz worktops, Rangemaster range cooker and integrated dishwasher, modern utility and modern period style bathroom.

There are a host of character features, typical of its age and type, including cross-passage screens, flagstone flooring, window seats with window shutters, beamed fireplaces, exposed floorboards, cottage doors, part leaded light windows, high vaulted and beamed ceilings to the first floor featuring the original cruck trusses.

Ground floor - Pillared porch, reception hall with painted staircase, living room featuring wooden floorboards, window seats, window shutters, beamed fireplace with log burner, exposed beams, dining room enjoying double aspect and painted floorboards, window seats, beamed fireplace with log burner, fitted bookshelves either side of fireplace, exposed beams, kitchen with newly fitted shaker units with quartz worktops, Rangemaster cooker, integrated dishwasher, space for American style fridge freezer, undermounted sink, Quooker boiling water tap, 2 useful larger larder style cupboards, pan drawers, flagstone floor, French doors leading onto patio, utility with flagstone floor, space for washing machine and tumble dryer, door leading to cloakroom and front of property, cloakroom

First floor - Landing, four lovely character double bedrooms, bathroom featuring large bath with shower over and glass screen, vanity unit with storage, period style wc.

2 HOLIDAY COTTAGES

Very well presented and appointed.

Newly fitted kitchens with comprehensive appliances and new contemporary bathrooms.

Character features include double height beamed vaulted ceiling to the living room/kitchen (Cider Barn), part colour-washed exposed stone, wood panelling, exposed floorboards and cottage doors.

Cider Barn

Ground floor - Open plan living/dining room/kitchen, inner hall, bedroom, bathroom

First floor - Landing, second bedroom





Apple Cottage

Ground floor - Hall, open plan living/dining room/kitchen with stable door, bathroom

First floor - Landing, bedroom

OUTSIDE

Double gates lead onto a long gravelled driveway and generous parking.

Pretty cottage gardens with lawns and well stocked borders . A five-bar gate gives access to the orchard/paddock, bordered by mature hedges with fruit trees, kitchen garden, timber studio and a shed. There is also a very useful stone built outhouse attached to the rear of the property.

HOLIDAY LETTING BUSINESS

Well established since 2012, available all year, currently offered through Sykes. Impressive revenue is being generated. Available as a going concern with contents by separate negotiation.

SITUATION

Lakehayes is pleasantly located within the old part of Tatworth village, which lies on the Somerset/Devon border and very close to Dorset. The village offers excellent local amenities including a small supermarket/Post Office, public house, social club and popular primary school. Chard is very nearby, offering more comprehensive facilities and also the market town of Axminster is just to the south with a mainline rail service to London Waterloo. The stunning World Heritage Jurassic Coast and the popular resort of Lyme Regis are also within easy driving distance. The surrounding countryside offers delightful walking opportunities. The county town of Taunton is some 18 miles away, with access to the M5 motorway and Bristol Airport.

SERVICES

Mains electricity and water. Gas-fired central heating (part underfloor to holiday cottages).

The holiday cottages are separately metered. Sceptic tank 12 person tank, new in 2022.

Broadband - Standard up to 17Mbps and Superfast up to 80Mbps.

Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and outside.

(Broadband and mobile phone information taken from Ofcom website. Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages.)

VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

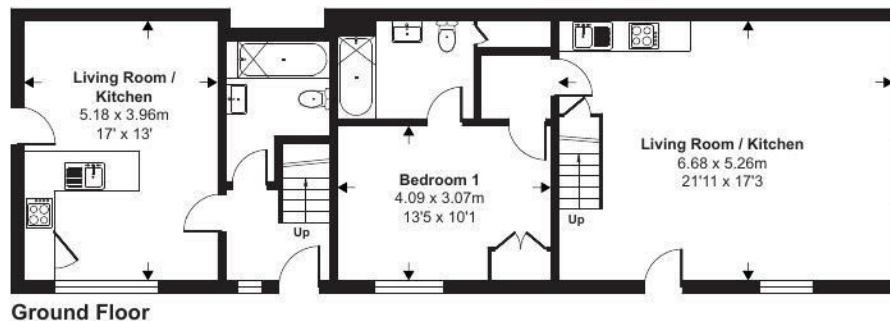
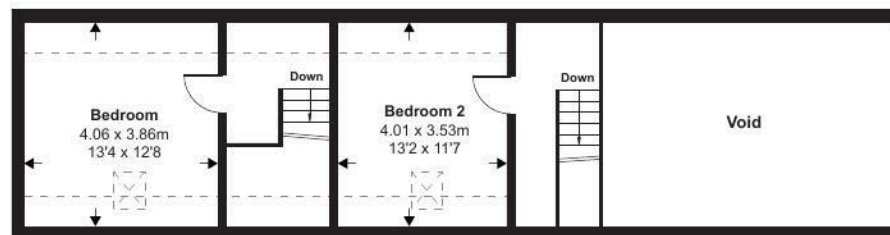
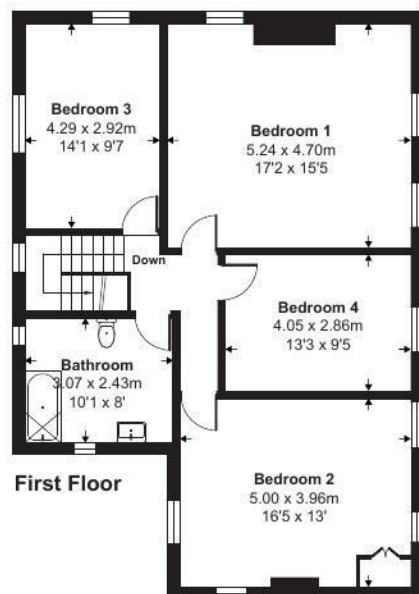
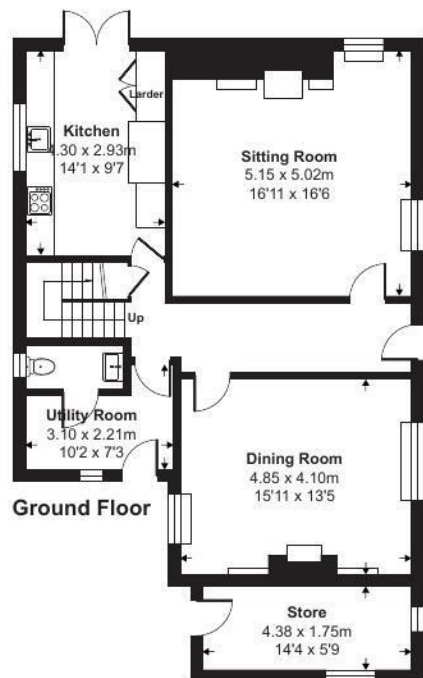
From Bridport proceed west along the A35 and on passing Raymonds Hill, turn right, signed Axminster/Chard, onto the A358. On reaching Tatworth and on passing the pub, take the 1st right and then 2nd right into School Lane. Lakehayes will be seen after about 0.1 mile on the right.



Denotes restricted head height

Approximate Area = 1805 sq ft / 167.6 sq m
 Outbuilding = 83 sq ft / 7.7 sq m
 Total = 1888 sq ft / 175.3 sq m
 1247375 Approximate Area
 = 1327 sq ft / 123.2 sq m (excludes void)
 Limited Use Area(s) = 126 sq ft / 11.7 sq m
 Total = 1453 sq ft / 134.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1229926



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