



Thatchstones





# Thatchstones

South Chard, Somerset, TA20 2PP

Chard 3 miles; Axminster 4.9 miles; Lyme Regis 9.8 miles;  
Taunton 17 miles

**A handsome and substantial period style modern family home with versatile annexe and a thriving detached 2 bedroomed holiday lodge, gardens and woodland all in approximately 1.25 acres**

- Period style home with modern features
- Extensive and versatile accommodation
- Successful holiday letting business
- Beautiful grounds and woodland
- Superfast broadband
- 2 separate work from home facilities
- Garaging and parking
- Easy access to local amenities
- Easy access to main transport links

## Guide Price £1,150,000

### SITUATION

The property occupies a secluded position on the very edge of this small village on the borders of Somerset, Devon and Dorset, some 3 miles south of Chard and within 10 miles of the World Heritage Coast at Lyme Regis.

Both Chard and Axminster offer a wide range of amenities catering for most daily needs and Axminster has the benefit of an intercity rail service (London Waterloo about 2½ hours). There are several popular primary schools within easy reach and a wide choice of both independent and state secondary schools.

The county town of Taunton is about 17 miles to the north and the regional airports of Exeter and Bristol are easily accessible.

### DESCRIPTION

Built in 1987 of stone elevations under a thatched roof, and occupying a large corner plot, Thatchstones is a substantial and particularly attractive detached family home offering a great deal of versatility. Extending to about 4,098 sq ft (380 sqm), the property is beautifully presented providing spacious and well-planned accommodation.

The property offers very well proportioned, light and bright rooms, with a great contrast of period and contemporary features. These include engineered oak and slate flooring, flagstones, solid oak internal doors, granite work surfaces and luxurious bathroom fittings, with reclaimed wooden beams and a traditional fireplace in the main sitting room.





**ACCOMMODATION**

The ground floor has a generous size entrance hallway with stairs to first floor and storage cupboards beneath. Adjacent is a large utility room with base level units and sink with ample space for utility appliances. Downstairs cloakroom. Study. Large double aspect sitting room with beautiful exposed timber beams and impressive feature fireplace with log burner. Access to outside patio via double patio doors. Superb kitchen/breakfast room fitted with a comprehensive range of base and wall units with granite worktops, 2 double ovens and induction hob with extractor above. Island unit with sink, integrated dishwasher, fridge and wine cooler. Impressive pantry with further storage units and additional sink. Open plan dining space from kitchen/breakfast room offering a comfortable space for large families to gather on special occasions. Access to patio outside.

The annexe is currently used as a holiday let but is easily integrated into the main house or could be used for dependent relatives. It has a separate entrance with large hall and secondary staircase to two double bedrooms and a family bathroom. Downstairs shower room and large sitting room. Galley style kitchen/breakfast room with a range of base and wall units and integrated oven with induction hob and extractor above. Dishwasher, washing machine and undercounter fridge and freezer all currently fitted. Access outside to private courtyard garden.

On the first floor in the main house, the open and bright landing area connects the accommodation superbly creating a delightful flow. The spacious master bedroom benefits from a large en-suite bathroom and twin walk-in wardrobes. The double aspect second bedroom has an en-suite shower room and there is one further large double bedroom and a luxurious family shower room. Above the double garage is a large open plan family games room/study of approximately 340 sq foot.

**HAZEL LODGE**

Hazel Lodge is currently used as a successful 2 bedroom holiday let, generating an additional lifestyle income. The cottage could equally be of great use as ancillary accommodation to the main house, suiting a dependent relative or teenagers, or alternatively it could offer the perfect opportunity to run a business from home, subject to necessary consents.

It benefits from its own 5 bar gated entrance just inside the driveway, with parking for 2 vehicles, together with a private good sized garden, mainly laid to lawn. The layout is of an open plan arrangement, with the staircase dividing a large sitting room from the kitchen/breakfast area, both of which have doors leading outside. On the first floor there are two double bedrooms and a family bathroom.

**OUTSIDE**

The gardens lie to the south east and south west, and offer a great deal of privacy, with mature hedging marking the boundary to the farmland beyond. Doors from all living areas open onto a vast paved terrace with an attractive pergola and hot tub. This provides a particularly pleasant and peaceful spot, perfect for al fresco dining and outdoor relaxation.

The extensive lawns, with a variety of flower and mature shrub borders lead into an enchanting area of woodland ideal for children and wildlife alike to explore. The woodland might also have the potential subject to the necessary planning consent to form a separate building plot, or indeed to accommodate further holiday lodges of some description, further enhancing income potential.

**SERVICES**

Mains services connected. Gas fired central heating. Private drainage.

**DIRECTIONS**

From the M5 take exit 25 towards Yeovil and Weymouth and at the roundabout take the first exit onto A358. After 8.8 miles at the roundabout take the fourth exit and continue on A358 through Chard. 2 miles after leaving Chard turn left onto Waterlake Road by the church and immediately turn right onto School Lane and after approximately half a mile the entrance to the property can be found on your right.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>73</b> <b>78</b>		
England & Wales EU Directive 2002/91/EC		

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

Approximate Area = 4098 sq ft / 380.7 sq m (includes garage & excludes car port)  
 Limited Use Area(s) = 347 sq ft / 32.2 sq m  
 Hazel Lodge = 886 sq ft / 82.3 sq m  
 Total = 5331 sq ft / 495.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rîchecon 2022. Produced for Stags. REF: 804527



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