



Newlands Farm



Newlands Farm

Chaffcombe, Chard, Somerset, TA20 4BS

Chard 1.5 miles Ilminster 5.7 miles Axminster 7.5 miles

Period farmhouse in an accessible location with fantastic equestrian facilities in 4.67 acre (1.89 ha).

- 4 Bedroom farmhouse
- Well presented accommodation
- Garage & parking
- Views across the land
- Fantastic stables & yard
- Mains electric fencing to all paddocks
- Accessible location
- In all 4.67 acres (1.89 ha)
- Freehold
- Council Tax Band E

Guide Price £880,000

SITUATION & DESCRIPTION

Beautifully presented extended former farmhouse located in an accessible location near the Devon/Dorset/Somerset borders. The period house has four good size bedrooms which look out across the sheltered gently rolling pasture and the fantastic stable yard.

The nearby village of Chaffcombe is a highly regarded rural village, surrounded by beautiful Somerset countryside yet is within easy reach of the amenities in Chard, which include a choice of supermarkets, independent retailers and high street shops. Within the village there is a strong community spirit with an active village hall and church. The active town of Crewkerne is nearby and provides a Waitrose store.

Chard Equestrian is nearby providing several equestrian facilities including multiple all-weather arenas, dressage, show jumping, cross country and stables. They hold events, Juniors and Seniors including unaffiliated events and British Showjumping events.

Transport links are excellent, with almost direct access to the A30, this links to the A303 trunk road within easy reach to the north and mainline stations in Crewkerne and Axminster offering regular services to London (Waterloo) and Exeter, and a wide range of destinations available from Taunton, including London (Paddington), Bristol and Birmingham.



ACCOMMODATION

The well presented character accommodation includes two large reception rooms, each with wood burning stoves and the sitting room having a triple aspect including patio doors to the rear. There is a generous farmhouse style kitchen/breakfast room with a range of units centred on a LPG range master cooker, alongside an integrated fridge and a Belfast sink. To the rear is a large utility room and downstairs cloakroom.

Upstairs there are four good size bedrooms, the main room with dressing area and en suite shower room. There is a stylish family bathroom.

The house conveniently looks onto the stables from the main rooms.

GARDENS AND GARAGE

There is a gravel parking area in front of the garage/workshop.

The gardens sweep behind the house, surrounded on two sides by post and rail fencing, there is an outside terrace to enjoy the views across the land with plenty of privacy, several established apple and pear trees.

STABLE YARD

Set up by the current owners, the wonderfully equipped stable yard includes four loose boxes with auto drinkers, plus reinforced insulated tack room, professionally installed CCTV and a security alarm linked to the house. There are ample sockets and lighting in the boxes and yard, with hot water available. There is a large area of fenced and gated hard standing.

PADDOCKS

Split into four convenient sized paddocks by electric fencing, there are auto refill troughs to each, stoned gateways and a high degree of shelter from numerous mature trees creating a lovely parkland feel.

SERVICES

Mains electric, private water and drainage treatment systems shared with next door.

DIRECTIONS

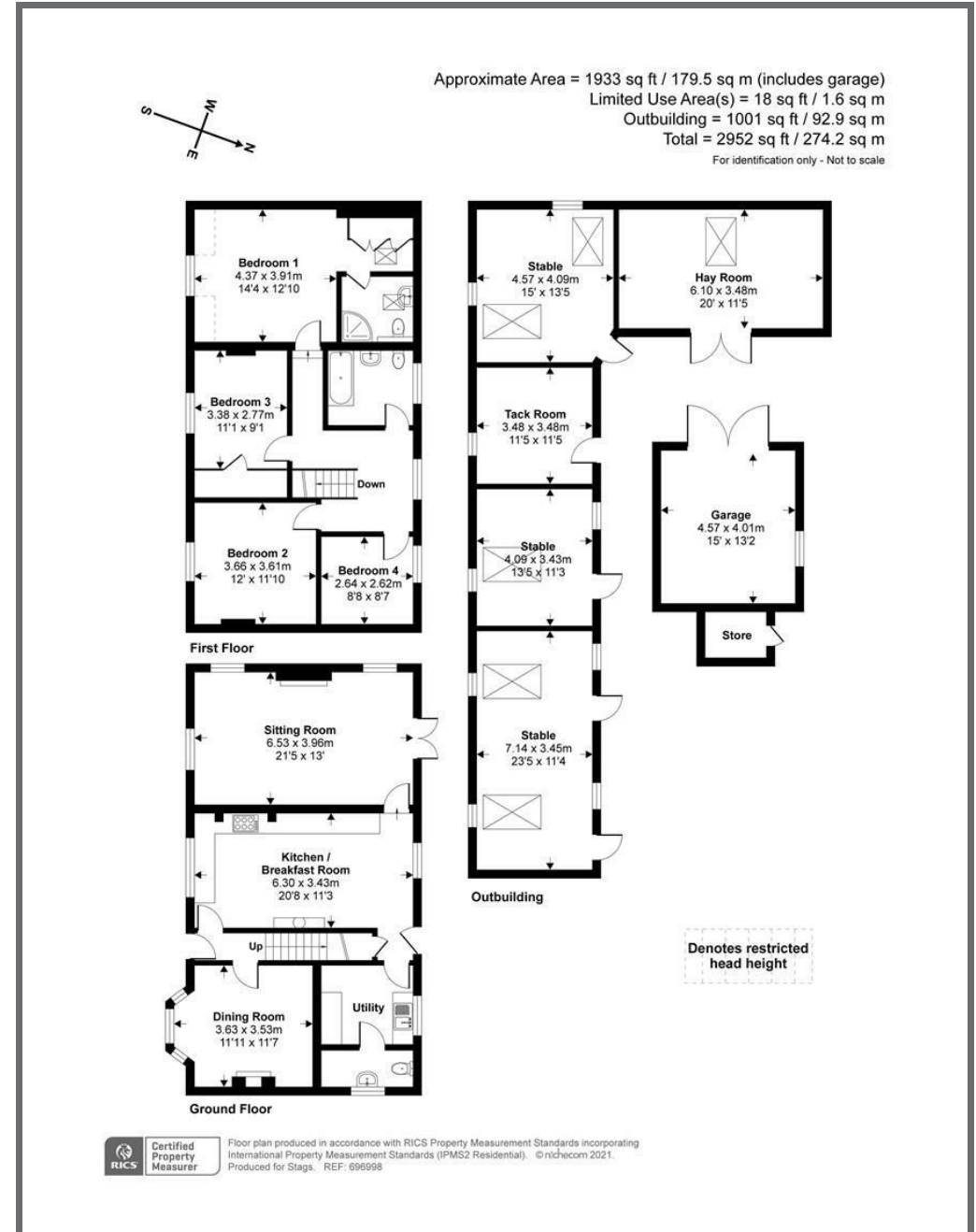
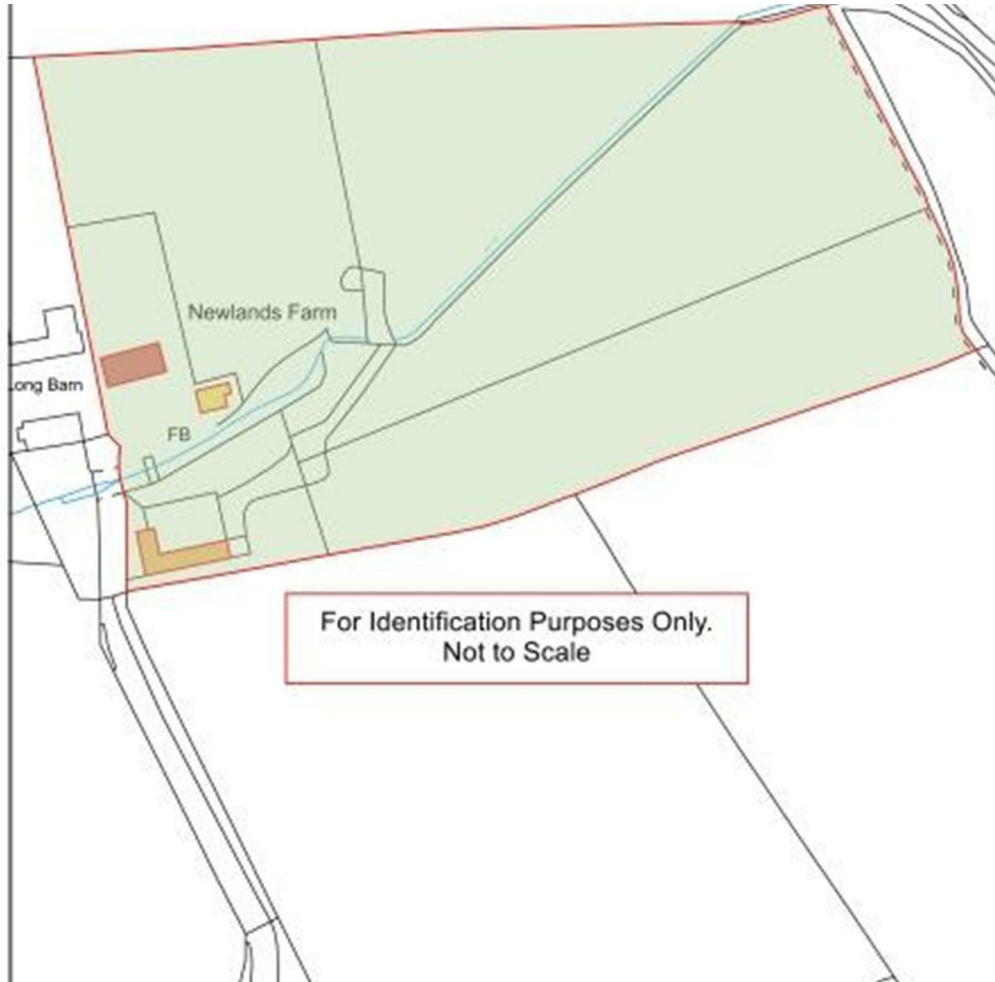
From Chard head out on the A30 East. After about a mile turn left down a no through road and the property is on your right.

VIEWING

Viewings by appointment only.



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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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