



Dairs Barton











# Dairs Barton

Tatworth, Chard, , TA20 2SH

Lyme Regis: 10.6 miles. Axminster: 6 miles. Chard: 2 miles.

A superbly presented Grade II Listed thatched former farmhouse set within a secluded location.

- Bespoke handmade Kitchen
- Dressing area 4th bed..
- Bespoke handmade home office
- Cottage style garden
- Council Tax band F
- 3 double bedrooms
- 2 reception rooms with log burner
- Detached barn/workshop
- Freehold

Guide Price £600,000

## Stags Honiton

Bank House, 66 High Street, Honiton, Devon, EX14 1PS

01404 45885 | [honiton@stags.co.uk](mailto:honiton@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty



## SITUATION

South Chard is a small village on the borders of Somerset, Devon and Dorset, some 3 miles south of Chard and within 10 miles of the World Heritage Jurassic Coast at Lyme Regis.

Both Chard and Axminster offer a wide range of amenities and Axminster has the benefit of the main South Western Rail service, which runs from Exeter St David's to London Waterloo. 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, providing links to the M5 and the regional airports of Exeter and Bristol are easily accessible.

## DESCRIPTION

Dairs Barton is a beautifully presented Grade II Listed former farmhouse, with origins dating back to the 16th century. The current owners have had extensive works and refurbishment carried out, to include two major extensions.

The sympathetic refurbishment has enriched many of the original features such as the charming inglenook fireplace, window seats and exposed beams. There is a superb open plan, bespoke handmade kitchen/dining room and a spacious triple aspect home office featuring solid wood furnishings and double doors leading out to a peaceful paved seating area. Other improvements include handmade hardwood windows, re-thatching of the roof in 2016 and extensive landscaping of the gardens and grounds.

## ACCOMMODATION

The property boasts two spacious reception rooms packed full of character, with both rooms benefitting from wood burning stoves. The kitchen features handmade solid wooden units, quality integrated appliances and an island with solid American black walnut surfacing. There is a most useful utility room providing additional storage, space for further appliances and cloakroom.







To the first floor is a split level landing where access is provided to three generous double bedrooms and a large family bathroom which includes a white suite and separate shower cubicle. Of particular note is the impressive master bedroom that features views of the gardens, dressing room which could be used as an occasional fourth bedroom and a fully fitted en-suite bathroom.

### GARDENS

The property is tucked away and approached by solid timber double gates leading onto a gravelled driveway to the front of the property, providing parking for several vehicles with a large and useful stone built workshop. The mature cottage style gardens surround the property; to the rear there is a substantial koi carp pond, vegetable plot and pathways that lead to both lawned and patio areas which are bordered with mature trees and hedging.

### AGENTS NOTE

Services: Mains Gas, Electric, Water and Drainage.

Broadband - Standard and Superfast. Mobile phone coverage likely outside with EE, O2, Three and Vodafone (Ofcom).

Planning permissions: In May 2023 part of the garden of Dairs Barton was sold off with outline planning permission.

Roof works to Dairs Barton: The roof over the main master bedroom was placed when the extension was built in 2015/16. There has been signs of condensation believed to be caused by the materials used, the Vendors have taken into account the works required and have reduced the price accordingly.

### DIRECTIONS

From Chard on the A358 at Tatworth, turn left into onto Waterlake Road and take an immediate right onto School Lane, continue on School Lane following the stone wall on either side and the turning for Dairs Barton will be found on the left hand side, following this track to the gate.



# Dairs Barton, South Chard, Chard, TA20 2SA

Approximate Gross Internal Floor Area = 241.7 sq m / 2602 sq ft  
Outbuilding Area = 80.2 sq m / 864 sq ft  
Total Area = 321.9 sq m / 3466 sq ft

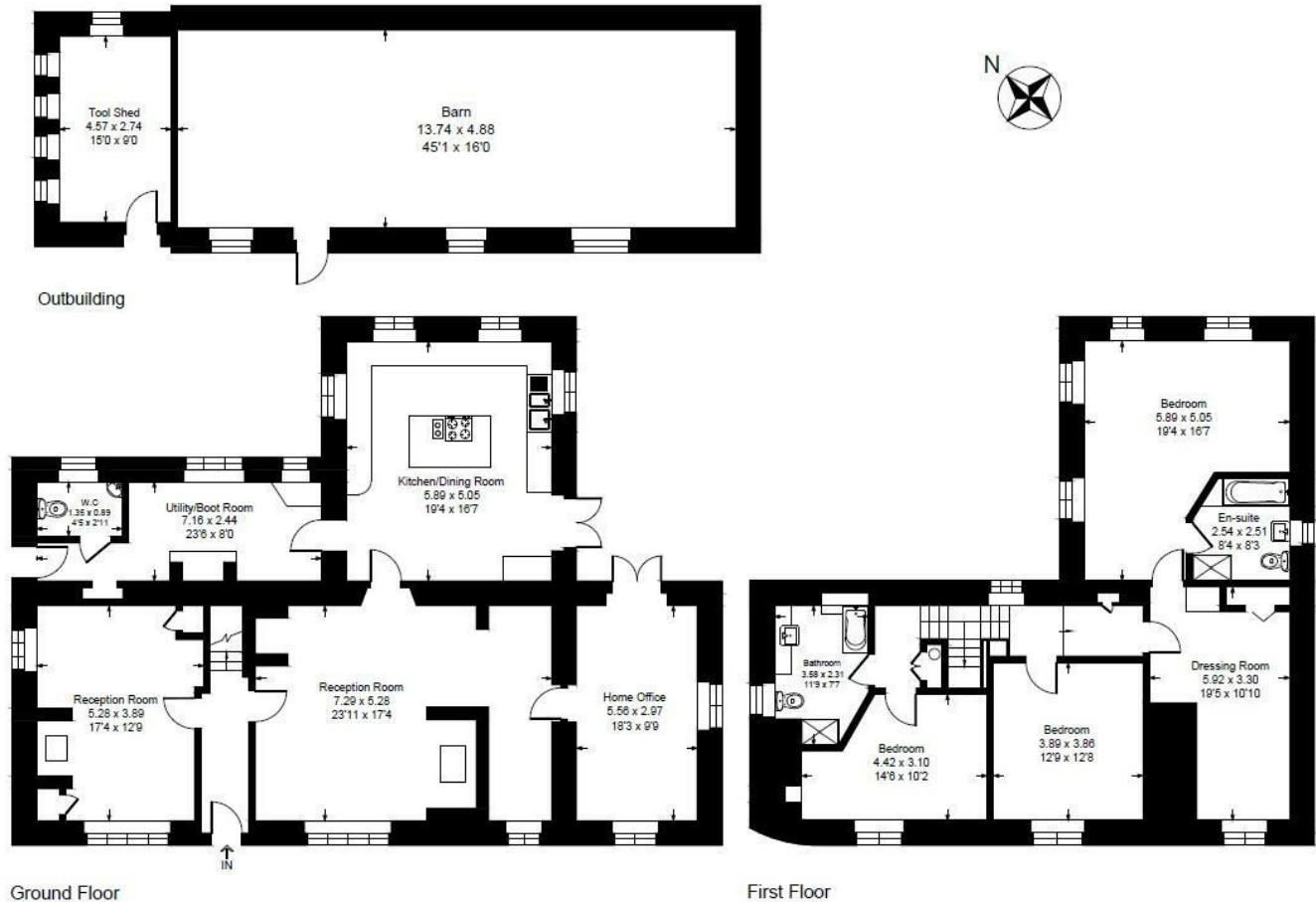


Illustration for identification purposes only, measurements are approximate, not to scale.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC







