Rolfe East







High Street, East Chinnock, BA22 9DR

Guide Price £1,275,000

- STUNNING DETACHED NATURAL STONE PERIOD VILLAGE HOME WITH 4-5 BEDROOMS.
- THREE DRIVEWAY ENTRANCES PLUS EXTENSIVE PRIVATE DRIVEWAY PARKING.
- ENVIABLY FREE FROM THE RESTRICTIONS OF GRADE II LISTING.
- OIL RADIATOR CENTRAL HEATING, TWO LOG BURNING STOVES AND DOUBLE GLAZING.
- AMAZING ELEVATED HILLSIDE LOCATION WITH SUPERB VIEWS.
- TWO LARGE NATURAL STONE OUTBUILDINGS WITH SIX GARAGES AND WORKSHOPS.
- ACCOMMODATION AND OUTBUILDINGS EXTEND TO 6681 SQUARE FEET.
- PLOT, WOODLAND AND WALLED GARDEN EXTENDING TO OVER 3 ACRES (3.20 ACRE APRX).
- SCOPE TO CONVERT OUTBUILDINGS (subject to necessary planning permission).
- IMPRESSIVE CARVED HAMSTONE FIREPLACES, FLAGSTONE FLOORS, WINDOW SEATS ETC.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
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Courthayes High Street, East Chinnock BA22 9DR

3.20 ACRES PLUS OUTBUILDINGS! Nestled in the charming village of East Chinnock, Somerset, 'Courthayes' is a magnificent detached house offering a splendid blend of period character and modern luxury. Spanning an impressive 6,681 square feet, this property, built circa 1840, is a true testament to timeless architecture, farmhouse character features and spacious living. Upon entering, you are greeted by four generous reception rooms, each providing a unique personality and space for relaxation and entertainment. The layout is flexible and thoughtfully designed, allowing for both intimate gatherings and larger celebrations. The four/five well-appointed bedrooms (one of which is currently used as a dressing room) ensure ample accommodation for family and guests, while the two bathrooms and ground floor cloakroom offers convenience and privacy. The property is set within a substantial, elevated, hillside plot and stunning woodland extending to just over 3 acres (3.20 acres approximately), providing ample outdoor space, superb views and the rare advantage of parking for a large number of vehicles, making it ideal for those who enjoy hosting or require additional parking for visitors. The property boasts three driveway access points to the land and plot. There are two detached, natural stone barn/outbuildings at the rear, currently offering six garages, workshops, stables, tack room and wine store space. The outbuildings offer tremendous scope for conversion to further accommodation, annexe, holiday lets or separate dwellings (subject to the necessary planning permission). The property is enviably free from the restrictions of Grade II listing and yet retains so many appealing period character features including impressive carved Hamstone open fireplaces, flagstone floors, oak staircase, oak flooring and panelling plus many window seats. It is heated by an oil-fired radiator central heating system and benefits from double glazing and two substantial log-burning stoves.

5 3 4 F

Council Tax Band: G





East Chinnock is a very pretty, Somerset village boasting a wealth of period, characterful buildings built of the local honey-coloured Hamstone. East Chinnock has a church and village hall/post office and is surrounded by unspoilt countryside with miles of fantastic walks. For convenience the neighbouring village of West Coker is only a 5-minute drive and has a primary school, butcher/village shop/post office, two pubs, doctor's surgery, two petrol stations both with convenience stores and a hotel. East Chinnock lies midway between the nearby market town of Crewkerne and the regional centre of Yeovil. The local area also has a variety of good transport links. Nearby Yeovil Junction station has direct services to Waterloo (2 hours 19 minutes) and Exeter (1 hour 4 minutes) and Exeter, Bournemouth and Bristol airports are all within an hour and a half's drive. The local area is also blessed with a wide choice of schools from both the state and independent sectors. From the latter Perrott Hill (only 3.8 miles), the Sherborne schools, Leweston, Hazelgrove and Millfield are all within a 15-mile radius. Paddington Station, London can be accessed in one and a half hours from Castle Cary station

West Coker 1.5 miles • Crewkerne 4.5 miles • Yeovil town centre 5 miles • Yeovil Junction station (Waterloo 2 hours 19 minutes & Exeter 1 hour 4 minutes) 5.5 miles • A303 7.5 miles • Sherborne 10 miles • Taunton/M5 (J25) 22 miles • Exeter Airport 38 miles (Distances and times approximate).

It is also within driving distance to the historic town centre of Sherborne with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools.

Services: Mains water, electricity & drainage. Oil-fired central heating. Calor gas for the range cooker hob in the kitchen.

Tenure: Freehold

Local Authority & Council Tax Band: Somerset Council - Band G.

https://what3words.com/merge.vote.confining



















Approximate Gross Internal Floor Area
Main House: 382 sq.m / 4,110 sq.ft
Garage Building: 96 sq.m / 1,032 sq.ft
Barn 1: 134 sq.m / 1,446 sq.ft
Boiler Room: 9 sq.m / 93 sq.ft
Total: 621 sq.m / 6,681 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.





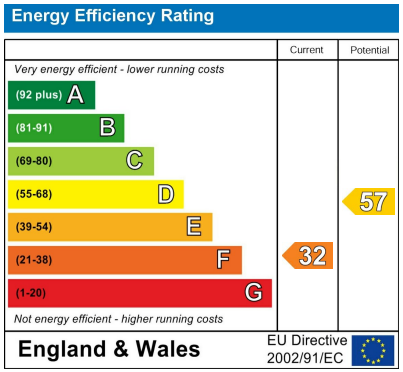
Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

Council Tax Band

G



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