

Symonds
& Sampson

Hurtham Farm

South Chard, Chard, Somerset

Hurtham Farm

South Chard
Chard
Somerset TA20 2NT

An individual smallholding including a five bedroom residence set in mature grounds of 1.6 acres (0.67 ha) with outbuildings and potential for multi-generational living.



- Large family kitchen
- 2 en-suite bedrooms
- Impressive conservatory
- Stone built garage and woodstore
- Workshop and summerhouse
- In total approx 1.6 acres (0.67 ha)
 - No onward chain

Guide Price £670,000

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

Hurtham Farm offers buyers a chance of the good life and is set along a small country lane, yet conveniently positioned for local amenities. The property occupies a semi-rural location and over many years has been remodelled to provide generous accommodation over two floors. This former farm and nursery feature coloured washed rendered elevations and is set under a tiled roof with a larger modern conservatory. There is a stone-built garage/workshop with high level door, field shelter and a range of useful timber buildings around the grounds.

ACCOMMODATION

There is a sizable main reception room with multi fuel stove and an adjoining double glazed conservatory that overlooks the main garden. The kitchen/family room is a particular feature of this home with its triple aspect, cottage style kitchen and island. In addition to the main reception is the sellers home office and a downstairs bedroom with en suite shower facilities. The current arrangement could suit a family looking at the option of creating a single storey living for a relative. To the first floor is a spacious landing and four good sized double bedrooms and bathroom. The master suite includes built in wardrobes and a contemporary shower room. While the guest bedroom benefits from a balcony which looks out over the gardens and surrounding countryside.

OUTSIDE

The property is accessed via a shared driveway which leads to a private parking area besides the main house. A gated parking leads to the garage. Sweeping around the property is a lawned formal garden with large patio seating area which also includes a hot tub. There are paddocks to the south and west of the formal gardens along with a field shelter. In all about 1.66 acres (0.67 ha).

SITUATION

The property is located on the edge of South Chard and Tatworth along Chilson Common opposite Greenend Farm. Three miles to the south west of Chard, and within easy reach of a good range of local amenities, including a popular primary school, convenience store, public inn and church. Chard caters for all daily needs with a choice of major supermarkets, smaller retailers, educational and leisure facilities and the traditional market town of Axminster, 6 miles to the south, benefits from an intercity rail service (London Waterloo). The county town of Taunton is some 16 miles to the north with access to the M5 motorway and the World Heritage Jurassic Coast is within 12 miles at Lyme Regis or Seaton.

EDUCATION

Primary schooling at Tatworth, Chard, Axminster, Honiton & Stockland. State secondary school at Chard, Axminster,

Honiton and the excellent Colyton Grammar School. Independent schools in the area include Chard Prep School, Perrott Hill, Blundells, the Exeter and the Taunton Schools.

DIRECTIONS

What3words
///candidate.fighters.trickled

SERVICES

Main electric and water, private drainage. Domestic hot water and heating provided by a multi fuel stove with back boiler and client owned solar panels with feed in tariff, alongside solar heating panels.
Broadband - Superfast available.
Mobile Network Coverage : Likely outside. Limited inside.
Source - Ofcom.org.uk

MATERIAL INFORMATION

The private sewerage system is yet to be confirmed as complying with current building regulations.

LOCAL AUTHORITY

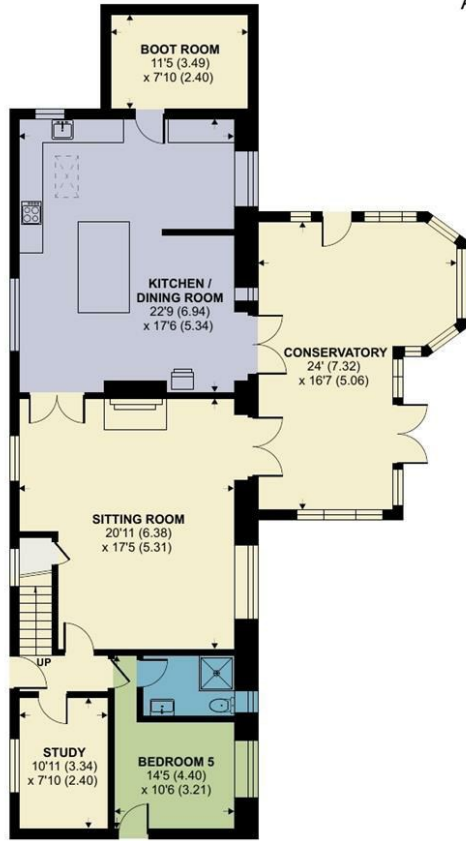
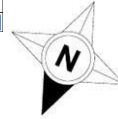
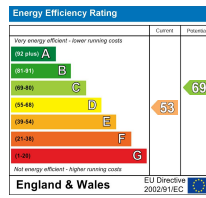
South Somerset District Council.
Council Tax Band F



South Chard, Chard

Approximate Area = 2477 sq ft / 230.1 sq m
 Limited Use Area(s) = 12 sq ft / 1.1 sq m
 Outbuildings = 886 sq ft / 82.3 sq m
 Total = 3375 sq ft / 313.5 sq m

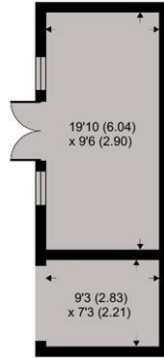
For identification only - Not to scale



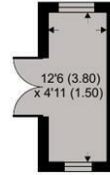
GROUND FLOOR



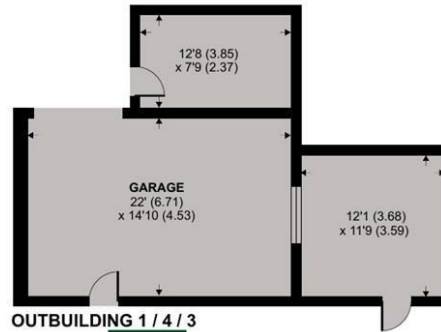
FIRST FLOOR



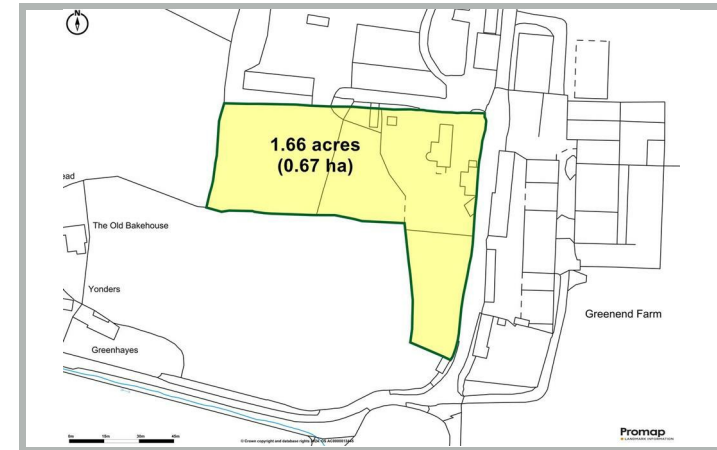
OUTBUILDING 2 / 5



OUTBUILDING 6



OUTBUILDING 1 / 4 / 3



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1192547



Axm/RIS/1.10.24



01297 33122

axminster@symondsandsampson.co.uk
 Symonds & Sampson LLP
 Symonds & Sampson, Trinity Square,
 Axminster, Devon EX13 5AW



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT