

COMBE ST. NICHOLAS

gth

CHARD





Lucas House, Combe St. Nicholas, Chard, Somerset. TA20 3HQ

Chard 2 miles; Taunton 10 miles; Lyme Regis 14 miles

3 4 3 474 sq m

An outstanding Detached Country House set in an elevated and private position on the southern edge of the Blackdown Hills AONB but within walking distance of village amenities. Offered for sale with no upward chain. EPC: Band B

Freehold Guide Price £1,100,000

DESCRIPTION

Individually designed and having just passed its tenth year since construction, the property is attractively finished with part rendered and part stone elevations set beneath a tiled roof and offers generous and well-proportioned family accommodation in a secluded but highly accessible location. Briefly this comprises a wide entrance hallway, cloakroom, lovely triple aspect drawing room with oak flooring, imposing brick fireplace with inset wood burner and access to the conservatory and study. There is a separate dining room with access to the garden terrace and beyond this a well fitted kitchen/breakfast room with walk-in pantry and separate utility/boot room. The first floor layout is well thought out with an exceptional master suite of light, double aspect bedroom, dressing area and shower room, guest suite with superb views and en-suite shower room, two further double bedrooms and smart family bathroom. Traditionally built but with future proofing in mind, the property benefits from 6.75K of solar power, oil fired central heating with underfloor heating at ground floor level and radiators to the first floor and quality double glazing.



OUTSIDE

From the public highway the property is approached through electric gates that lead to a wide paved courtyard and substantial range of outbuildings including a triple garage block with super-fast EV charger, loft room over, workshop and attached stabling which is plumbed and currently used for storage and an outside toilet. The gardens and grounds offer a high degree of privacy, largely informal with paved terracing, lawns, apple orchard, small paddock and area of "wild flower" garden. In all these extend to an estimated 1.4 acres.

SERVICES & OUTGOINGS

We understand that mains electric and water are connected to the property. Private drainage. Oil fired central heating. 6.75kw of photovoltaic panels for electric. There is also the benefit of thermal solar panels for hot water

Council Tax: Somerset Council—Band G

SITUATION

Set in gardens and grounds of 1.4 acre, the property enjoys a peaceful and secluded location about 1/4 mile from the centre of the thriving village of Combe St. Nicholas on the southern edge of the Blackdown Hills AONB. Local amenities include a shop/post office, busy community hall, primary school and 'bus service, whilst the traditional market towns of Chard and Ilminster are both about 4 miles distant catering for most everyday needs. The county town of Taunton is some 10 miles to the north with intercity rail service and easy access to the M5 motorway (J25). The World Heritage Jurassic Coast is within about 40 minutes drive at Lyme Regis with its iconic Cobb and harbour.

DIRECTIONS

What3words:///patching.overused.shut

From the centre of Chard take the Combe St Nicholas road and continue into the centre of the village. After passing the shop and the village green proceed uphill, turn right towards the football field and follow the road round to the left. Lucas House will be located after a short distance on the right at the top of Frog Lane.



ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is not yet available—the current highest available download speed 76 Mbps, highest available upload speed 15 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding. Flooding from reservoirs and groundwater is unlikely in this area.



VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

1 High Street, Chard, Somerset TA20 1QF

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GREENSLADE TAYLOR HUNT
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Denotes restricted head height

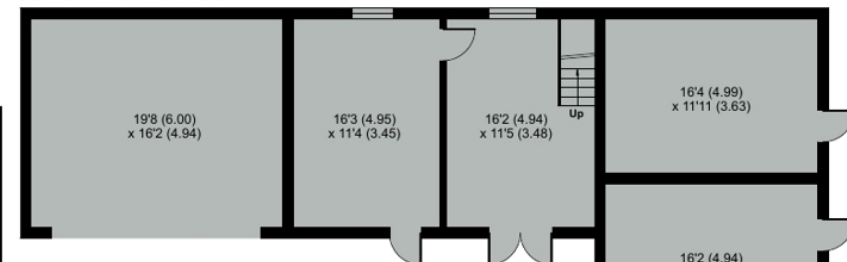
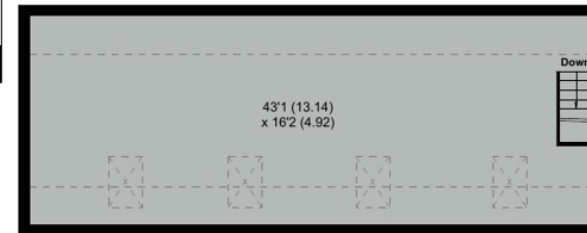
Approximate Area = 3033 sq ft / 281.7 sq m

Limited Use Area(s) = 256 sq ft / 23.7 sq m

Outbuilding = 1822 sq ft / 169.2 sq m

Total = 5111 sq ft / 474.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		9
(81-91)	B	87	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Greenslade Taylor Hunt. REF: 1287493



IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

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