PAULS ASH FARM

gth

WINSHAM









Pauls Ash Farm, Winsham, Chard, Somerset. TA20 4EF

Chard 5 miles; Lyme Regis 12 miles

4 | 6 | 2 | 1040 sqm

An attractive smallholding in the popular and well-served South Somerset village of Winsham together with a range of useful outbuildings and set in just under 8 acres. EPC Band: E

Freehold Guide Price £850,000

DESCRIPTION AND OUTSIDE

Paul's Ash Farm presents a rare opportunity to acquire a characterful country property set within beautifully maintained gardens and grounds extending to just under 7.6 acres. Offering a unique combination of residential accommodation, useful outbuildings, a substantial modern barn and a purpose-built commercial kitchen studio, the property enjoys a peaceful rural setting on the outskirts of the popular South Somerset village of Winsham.

Having remained in the same family ownership since 1968 the property was arranged into two individual flats shortly thereafter, comprising ground floor and first floor accommodation, although it continues to be registered as a single dwelling. The property is approached via a generous driveway providing ample off-road parking and access to three large single garages. Surrounding the house are delightful cottage-style gardens, thoughtfully planted and carefully maintained, creating an attractive setting throughout the seasons. The holding extends to just under 7.6 acres with the majority laid to paddocks, making it suitable for a variety of agricultural, equestrian or lifestyle pursuits. A particularly noteworthy feature is the studio extension, added in 2020 with the necessary planning permissions and consents in place for use as a small commercial kitchen facility. Benefiting from air conditioning, the studio offers excellent potential for food production, catering enterprises, home business use or a variety of alternative purposes,

subject to any required consents. Supporting the property is an extensive range of outbuildings. These include a substantial modern barn, approximately three years old, measuring around 18 metres x 9 metres, together with a collection of traditional agricultural buildings. These structures may offer further scope for alternative uses, subject to planning permission and the necessary consents. The property benefits from a private water supply situated on neighbouring land, with established rights for its use. A pump room is located within the grounds, whilst the neighbouring cottage retains rights relating to the water supply arrangement. The main dwelling has been well maintained over the years, with the roof having been replaced approximately 25 years ago and the fascias and soffits more recently redecorated. Combining rural charm, useful accommodation, productive land and a versatile range of buildings, Paul's Ash Farm offers an increasingly rare opportunity to acquire a flexible country property with potential for a wide variety of uses.

SERVICES & OUTGOINGS

We understand that mains electric is connected to the property. Oil fired central heating. Private water and drainage.

Council Tax: *Somerset Council—Band B.*

DIRECTIONS

What3words:///bike.darker.dividers

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1000 Mbps, highest available upload speed 220 Mbps.

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 (defined as the chance of flooding each year as less than 0.1%).















VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

1 High Street, Chard, Somerset. TA20 1QF

Email: residential.chard@gth.net

Tel: 01460 238382 | Ref: CHA

GREENSLADE TAYLOR HUNT

www.gth.net

Pauls Ash Farm Winsham, Chard, Somerset, TA20 4EF

Approximate Area = 3066 sq ft / 284.8 sq m
Garage = 630 sq ft / 58.5 sq m
Outbuildings = 7506 sq ft / 697.3 sq m
Total = 11202 sq ft / 1040.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Greenslade Taylor Hunt. REF: 1522264

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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.









