SCHOOL LANE

gth

TATWORTH









1 Home Farm, School Lane, Tatworth, Chard, Somerset TA20 2SH

Lyme Regis 6 miles; Taunton 16 miles

3 | 4 | 3 | 265 sq m

An attractive modern Detached 4 Bedroom House, traditionally built in the "cottage" style, set in grounds of over 1/3rd acre, together with excellent parking, a double garage and an income producing "Air BnB".

Freehold Guide Price £650,000

DESCRIPTION AND OUTSIDE

Traditionally built by a well regarded independent development company and one of only three in a select village cul-de-sac, the property is attractively finished with stone faced elevations set beneath a thatched roof. The accommodation is exceptionally generous but would now benefit from a little updating throughout. Briefly this comprises a spacious hallway with cloakroom, three reception rooms and a garden room, well fitted kitchen and separate utility room. At first floor level there are four excellent double bedrooms, two with en-suite facilities and a family bathroom. Gas fired central heating is installed. In addition to the main house, there is a one bedroom apartment above the double garage that has been very successfully used for "AirBnB" generating a regular income.

OUTSIDE

The house is approached from the cul-de-sac leading to an expansive gravelled parking area and the coach house. This is a substantial building comprising a car port and twin garages with the "AirBnB" accommodation at first floor level. The front garden is fully enclosed with a lovely ornamental fishpond, lawn, shrubs and pretty brick pathway to the front door.

The rear garden is particularly secluded, mainly lawned with a paved terrace, fruit trees, garden shed and greenhouse, all enclosed by established hedges that provide a high degree of privacy.

SERVICES & OUTGOINGS

We understand that mains electric, gas, water and drainage are connected to the property. Gas fired central heating.

Council Tax: Somerset Council—Band F

SITUATION

The house is tucked away in this small select cul-de-sac of only three properties in the old part of this popular residential village on the Somerset/Devon border and close to Dorset. Tatworth provides good local amenities that include a small supermarket/post office, pub, social club and well regarded primary school, whilst Chard itself lies just 2 miles to the north. Chard offers a choice of major supermarkets, smaller retailers, good educational and leisure facilities and the traditional market town of Axminster is just 8 miles to the South with intercity rail link (Exeter, London Waterloo). The World Heritage Jurassic Coast is a further 6 miles away at Lyme Regis with a range of boutique shops and the famous Cobb Harbour. The surrounding countryside is mainly traditional mixed farmland, undulating and gloriously unspoilt with footpaths, bridleways and quiet lanes. The county town of Taunton is some 16 miles away with access to the M5 motorway and Bristol and Exeter international airports are easily accessible.







DIRECTIONS

What3words:///creatures.elaborate.seriously

From Chard take the A358 south towards Axminster and turn left at Tatworth Church and immediately right into School Lane. Within a few yards turn left into a small cul-de-sac marked Home Farm and the house is located on the left.

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1600 Mbps, highest available upload speed 115 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 (defined as the chance of flooding each year as less than 0.1%). 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

Email: residential.chard@gth.net

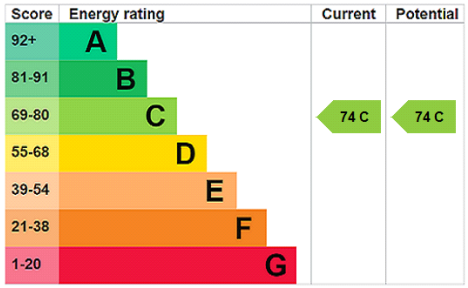
Tel: 01460 238382 | Ref: CHA210144

GREENSLADE TAYLOR HUNT

www.gth.net

School Lane, Tatworth, TA20 2SH

Approximate Area = 2073 sq ft / 192.5 sq m
Annexe = 436 sq ft / 40.5 sq m
Garages = 354 sq ft / 32.8 sq m
Total = 2863 sq ft / 265.8 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). Produced for Greenslade Taylor Hunt. REF: 1336053

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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.









