

COMBE ST. NICHOLAS

gth

CHARD





Barnclose Cottage, Combe St. Nicholas, Chard. TA20 3NA

Taunton 11 miles; Lyme Regis 15 miles

2 4 2 252 sq m

Detached 4 bedroom home approaching 4 acres, far reaching views and double garage, in the sought after village of Combe St Nicholas. EPC Band: E.

Freehold Guide Price £795,000

DESCRIPTION AND OUTSIDE

Barnclose Cottage is a charming detached family home set within an impressive plot, complete with extensive garaging. While the property would benefit from modernisation, it offers a superb position and generous grounds. Upon entering, you are welcomed by a spacious and light-filled kitchen dining room, featuring a breakfast bar, which leads through to a practical utility room with rear access and a WC. Continuing through the property, you will find a substantial living room with a wood-burning stove, an impressive stone fireplace, fitted storage, and triple-aspect windows that give the space plenty of natural light. Completing the ground floor accommodation is a dining room with patio doors opening onto the rear of the property. Upstairs, the principal bedroom is particularly impressive, with quadruple-aspect windows, three double fitted wardrobes, and a large en-suite shower room. The remaining three bedrooms are all well-proportioned doubles, each benefiting from fitted storage. The upstairs accommodation is completed with a spacious family bathroom with shower and bath. Externally, the property benefits from a double garage, ample parking, and generous grounds. The entire plot extends to approximately 4 acres. The garden is predominantly laid to lawn, with space to accommodate up to six vehicles, and enjoys exceptional views



across the surrounding countryside. Additionally, the property includes fields located across the road, along with secondary gated access to the garden. This offers potential for a building plot, subject to the necessary planning permissions.

SERVICES & OUTGOINGS

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

Council Tax: Somerset Council—Band F

SITUATION

Barnclose Cottage is located just outside of the centre of this very popular village of Combe St Nicholas. The village is a thriving community with an excellent range of facilities including post office/general store, pub, primary school and busy village hall whilst the town of Chard itself is just 3 miles away catering for most daily needs. The County Town of Taunton is about 12 miles to the North with excellent retail, commercial and educational opportunities together with easy access to the M5 motorway and intercity rail service (London Paddington).

DIRECTIONS

What3words:///boards.trending.everyone

From our offices in Chard proceed up the High Street and turn right after the Museum to Combe St Nicholas. Follow this road out of Chard, through Wadeford continue through the village, at the junction near the village shop, turn left onto Vicarage Hill/Stantway, continue up the hill and the property will be found on the left.

ADDITIONAL INFORMATION

Broadband: FTTC—Ultrafast broadband is available—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 (defined as the chance of flooding each year as less than 0.1%).





VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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Combe St. Nicholas, Chard, TA20 3NA

Approximate Area = 2244 sq ft / 208.4 sq m

Garage = 357 sq ft / 33.1 sq m

Outbuilding = 115 sq ft / 10.6 sq m

Total = 2716 sq ft / 252.1 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: 1477501



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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.

