



Fordhay Farm



Fordhay Farm Fordhay

East Chinnock, Yeovil, Somerset, BA22 9EE

Yeovil 3.1 Crewkerne 4.5 miles Ham Hill Country Park 5 miles
West Bay 17.4 miles

An attractive Detached Former Farmhouse with large & flexible accommodation, approx. 0.25 acre garden with hot tub, garage & workshop with room over and off road parking for 4 cars. EPC Band E

- Kitchen/Breakfast Room with Aga, Utility Room
- Living Room/Dining Room with woodburner, hidden "Den" Hobbies room
- Conservatory
- Three First Floor Bedrooms & Bathroom
- Garage & Workshop with room over. • Off road parking for 4 cars
- Freehold
- Ground Floor Bedroom and Shower Room
- Extensive Gardens, Orchard and Hot Tub
- No Onward Chain
- Council Tax Band E

Guide Price £450,000

SITUATION

Fordhay Farm occupies an attractive position on the edge of the popular village of East Chinnock, situated between the market towns of Yeovil and Crewkerne. Set back from the road, the property is part of a friendly rural community, with a parish church and village hall, while the nearby village of West Coker provides a range of everyday amenities. The surrounding countryside offers excellent walking, with the renowned Ham Hill Country Park close by, enjoying far-reaching views across the Somerset landscape. Both Yeovil and Crewkerne, approximately 4.5 miles distant, provide an extensive range of shopping, educational and recreational facilities, together with mainline railway stations offering services to London Waterloo and Exeter. Crewkerne also benefits from a Waitrose supermarket. The Dorset border and the UNESCO World Heritage Jurassic Coast are within easy reach.

DESCRIPTION

The property is built of Hamstone, local stone and brick elevations under a tiled roof with attractive gables to the front elevation and was believed to have been built around 1850 and was extended in the late 1990's. The property offers flexible and spacious accommodation with the benefit of 2 reception rooms, a spacious kitchen and a ground floor bedroom and shower room with 3 bedrooms and a family bathroom on the first floor. Outside there are extensive fully enclosed gardens with a hot tub and a garage with additional workshop and a room over and off road parking for 4 cars. The property has the benefit of a replacement outside oil fired boiler and oil tank. There is character throughout with original stripped pine doors, beams and fireplaces and the farmhouse is light and airy throughout.



ACCOMMODATION

To the front of the property is a low stone wall with picket gate opening onto a pathway which leads to the original wooden part glazed front door with canopy over. Entrance Hall with tiled flooring continue through to the kitchen, door to utility room with wall and floor units, sink unit and plumbing and space for a washing machine and tumble dryer. Adjacent is the shower Room with wash hand basin, WC and large walk in tiled shower cubicle. Opposite is the ground floor bedroom currently used as a playroom with a fireplace and inset woodburning stove with fitted shelving to one wall. Stairs rise from the entrance hall to the first floor, understairs cupboard and door to rear lobby/boot room with room for coats and boots and a wooden stable door gives access to the rear garden. The kitchen/breakfast room is a lovely dual aspect room centred on the oil fired Aga inset within the original fireplace with tiled splashback and wooden beam over. Cottage style wall and floor units with working surfaces and tiled surrounds with a ceramic sink unit, plumbing and space for a dishwasher, under counter fridge, further fridge freezer and space for a freestanding cooker. A door leads into the Sitting/Dining Room a spacious triple aspect room with feature brick fireplace, hearth and inset woodburning stove, there are beams, window seats and wooden lintels. A short set of stairs rise with a short ladder to a hidden "den" or hobbies room with radiator and velux window, storage cupboard and door to eaves storage. This room is currently used as a music room. There is a conservatory off the main Living room with low brick wall, tiled floor and exposed stone wall, this room makes a lovely dining room overlooking and opening into the garden.

Stairs rise to the first floor landing with window overlooking the garden, beams, stripped wood panelling and access to all bedrooms and the bathroom. Bedroom 1 and 2 are generous double rooms with ornate fireplaces and built-in wardrobes and storage and bedroom 3 is a single room over looking the front garden. The family bathroom comprises an enclosed bath, tiled shower cubicle, vanity wash hand basin, WC, towel rail and underfloor heating.

OUTSIDE

To the front of the property and behind a low stone wall is a garden laid to lawn with gravel and stone pathways, flower and shrub borders.

To the rear is a large garden extending to approx 0.25 acre, fully enclosed by a brick wall, natural hedging and fencing and offers a good degree of privacy. There is a gravel and paved patio with pathways along the rear of the property and winding through the garden. There are extensive lawned areas, mature flower and shrub borders including honeysuckle, roses, a smoke tree, bay tree and gunnera plants, there is a covered well, an orchard well stocked with apple trees and reclaimed sleepers ready to provide raised beds for a kitchen garden. Hidden behind a brick wall is a 6 person hot tub which overlooks the garden and orchard. Outside socket. Accessed via double wooden doors is an attached block and timber clad garage with adjoining workshop and stairs rising to room over with 2 velux windows. There is potential here, subject to the necessary consents to create an office or annexe to the property. There is light, power and an outside tap.

Fordhay Farm is access via a shared driveway to the right hand side of the property over a tarmac driveway into a private gravelled parking area in front of the garage where there are 2 spaces, another at the front and another by the side gate.

VIEWINGS

Strictly by appointment through the Vendors selling agent, Stags, Yeovil office, telephone 01935 475000.

SERVICES

Mains water, electricity and drainage.
Oil fired central heating and Aga.
Mobile : EE and Three (Vodafone and O2 are variable - Ofcom)
Broadband : Standard and Superfast (Ofcom)
Flood Risk: Surface water - High. Rivers and Seas - Very Low (enviroment agency).

DIRECTIONS

From Yeovil head West towards Crewkerne and as you have almost driven through East Chinnock the property will be located by our For Sale Board on the left-hand side. There is a pull in layby to the front but please drive around the back to park.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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

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