



FARWELLS

Wayford, TA18 8QG

Price Guide £355,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A charming end of terrace cottage in the heart of a picturesque village, with delightful gardens and stunning views. Farwells has an attractive facade constructed of local stone under a pitched slate roof. This wonderful property is beautifully presented and a perfect juxtaposition of old and new, with ample character. You enter the house via the superb kitchen with attractive wooden wall and base units and stone flooring. This leads into a fantastic sitting room with a central fireplace and wood burning stove and large flagstones. Adjoining this room is a library/study and a splendid garden room which opens out to a decked terrace and the most delightful garden, an ideal place for entertaining and al fresco dining. There are two beautiful bedrooms on the first floor and there is also a large bath/shower room. The garden to the rear of the property has a very pretty stone footpath bursting with shrubs, wildflowers and trees to either side. There is also an incredible dining terrace boasting some fantastic views and an allocated off road parking space.

Situation

The local area
 Crewkerne 3.3 miles
 Yeovil 13 miles
 Beaminster 6.2 miles
 All mileages approximate

The local area

The pretty village of Wayford is situated on Somerset/Dorset/Devon border, on the edge of an Area of Outstanding Natural Beauty. The area has good road links, with the A303 within 20 minutes' drive and just over half an hour to the M5. Crewkerne is a 10 minutes' drive, and has a good range of high street and independent shops, supermarkets including Waitrose, cafes, restaurants and pubs, and a leisure centre and swimming pool, with a mainline railway station, with a regular service to London (Waterloo) in 2.5 hours. The stunning Jurassic coastline is within easy reach with many pretty coastal villages and towns, including the elegant resort of Lyme Regis with its attractive Cobb harbour and beaches.

Local Authority

Council Tax Band: B
 Tenure: Freehold
 EPC Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Kitchen

An attractive room with range of cupboards and drawers, deep glazed sink with mixer tap, plumbing for washing machine and dishwasher, fitted oven,hob and extractor fan and tiled flooring.

Sitting Room

A delightful room to sit and relax in after a walk in the surrounding countryside .Fireplace with mantle and fitted woodburner , radiator ,flagstone floor and doors to garden room.

Study

Oak flooring, bookshelving, understairs cupboard and radiator.

Garden Room

Exposed floorboards,radiator, doors to garden and rural views.

First Floor

Landing

Bedroom 1

Radiator, views and fitted wardrobes.

Bedroom 2

Radiator and wardrobe.

Bathroom

Contemporary suite with deep roll top bath, tiled shower cubicle ,low level w/c, hand basin and roof light.

Outside

Allocated off road parking space approx 300 yards from the property.

Gardens

The gardens are a particular feature of this charming cottage and have lovely

views over the surrounding Somerset countryside. They comprise a decking area and a pathway leading to the bottom of the garden which has colourful planting including a variety of plants ,shrubs and young trees on either side and provides a delightful setting. There is also an ornamental pond and 2 sitting areas which are ideal for alfresco dining whilst enjoying the views. Garden shed, woodshed/bike store, outside tap and power supply.

Material Information_

Additional information not previously mentioned

- Mains electric.
- Water private supply.
- Heating Oil Fired
- Sewerage septic tank
- Broadband and Mobile signal or coverage in the area.

There is a flying freehold between Farwells and the next door cottage.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

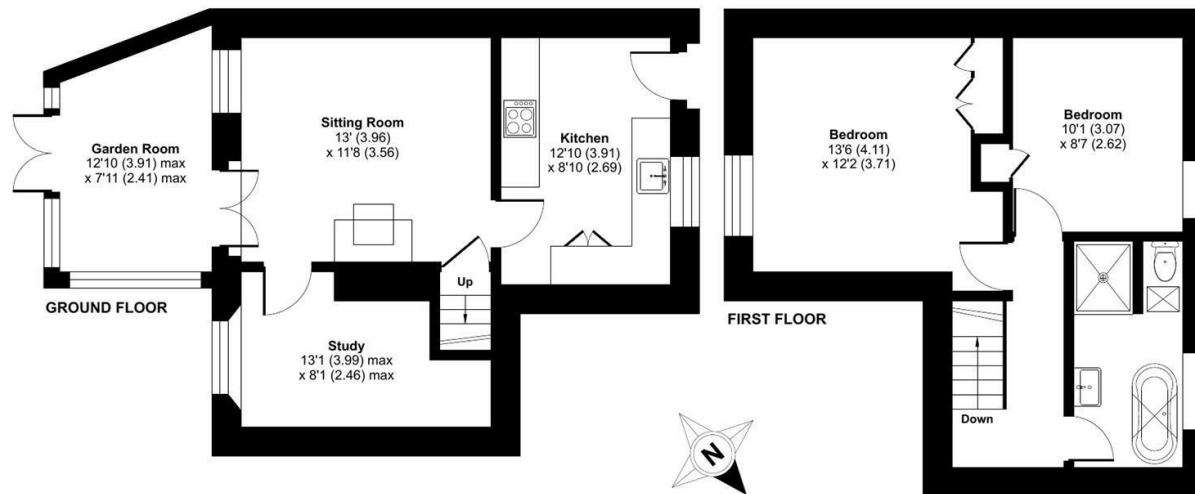
Flood Information:

flood-map-for-planning.service.gov.uk/location

Farwells, Wayford, Crewkerne, TA18

Approximate Area = 884 sq ft / 82.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Mayfair Town & Country. REF: 1122167



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

