



Yonder Farm

Thorncombe, Dorset

Carter Jonas

Yonder Farm Thorncombe Dorset TA20 4PN

A privately situated
smallholding within the Dorset
Area of Outstanding Natural
Beauty with excellent views.

Yonder Farm is serviced by a detached
three-bedroom farmhouse with a small
range of buildings.

In all extending to 19½ acres (7.892ha).

For sale by private treaty as a whole.



Location

Yonder Farm is situated in an elevated position with far reaching southerly views, on the edge of the Marshwood Vale, within the West Dorset Area of Outstanding Natural Beauty. The county boundaries with Devon and Somerset are just a short distance to the south and north respectively.

The village of Thorncombe is about 1½ miles away and offers a village shop, primary school, and church, whilst the Dorset village of Marshwood and the Devon village of Hawkchurch are also within easy reach. The larger town of Chard is about six miles to the north and offers a wider range of facilities. Axminster and Lyme Regis (and the World Heritage Jurassic Coastline) are both within less than 10 miles of the property, whilst Bridport is about 14 miles away. Axminster and Crewkerne offer a mainline railway service to London Waterloo whilst Taunton and Exeter offer mainline trains to London Paddington.

Local primary schools are at Thorncombe, Marshwood and Hawchurch, whilst secondary schools are in Chard (Holyrood Academy), Axminster (Axe Valley Academy) and Lyme Regis (The Woodroffe School).

Farmhouse

Yonder Farmhouse is accessed from the road via a walled entrance splay which in turn leads to the driveway down to the rear of the farmhouse. The farmhouse is situated in an elevated position with views over the property's adjoining land and farm buildings, and across the valley below the property.

Yonder Farmhouse comprises a modern, detached, south facing property of rendered brick elevations under a tiled roof offering accommodation, on the ground floor, comprising entrance porch to entrance hall with stairs to first floor, dining room with brick fireplace, kitchen with oil-fired Aga, sitting room with brick fireplace and integral wood-burning stove, large sunroom/garden room, rear hall with WC, larder, and utility room with back

door off. On the first floor, there are three double bedrooms, two of which are at the front of the farmhouse and benefit from excellent southerly views, together with a family bathroom with large airing cupboard, and separate WC, all with access from the landing.

Outside, the farmhouse is serviced by a large surrounding garden which includes several mature trees, with a single garage to the north.



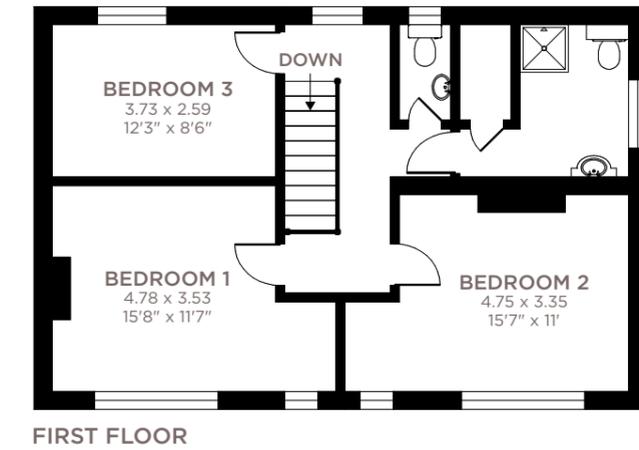
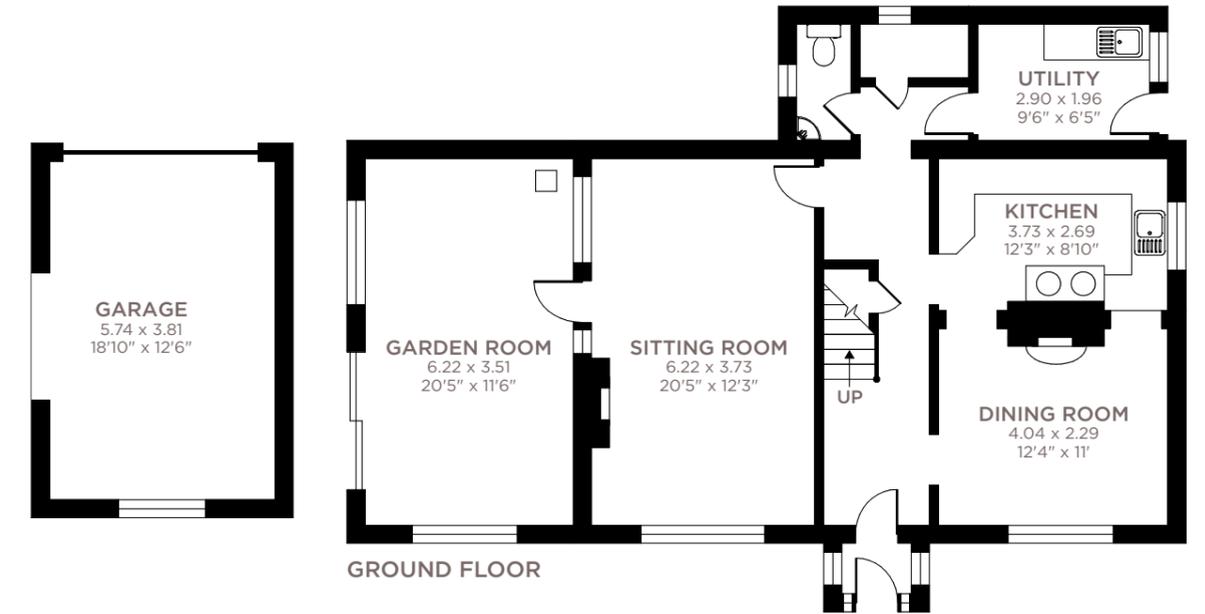
Floor plan

Yonder Farm
Thorncombe
Dorset

Approximate gross internal area:
1721 sq ft / 159.9 sq m

Garage
235 sq ft / 21.8 sq m

Total
1956 sq ft / 181.7 sq m



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.



Buildings

Situated to the south of the farmhouse, with the benefit of a separate access from the road, and from the field/farmhouse above via a gateway, is a range of farm buildings comprising:

1. Three-bay concrete framed straw shed with lean-to off (45' x 20').
2. Adjoining pre-fabricated concrete former dairy (45' x 15').
3. L-shaped store forming a yard with the former dairy (35' x 15' and 60' x 15' approx.).

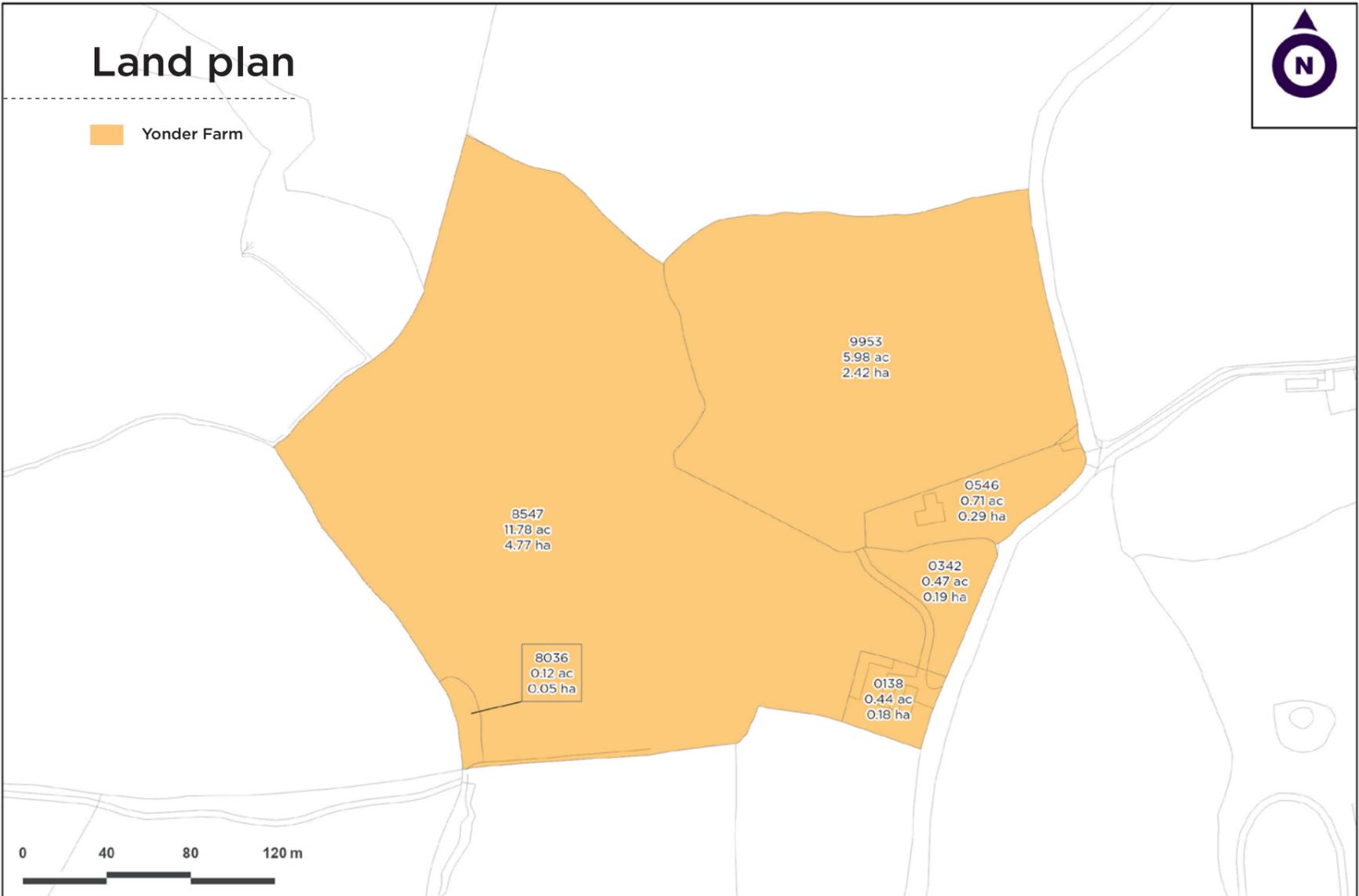
Land

The land, which surrounds the farmhouse and therefore offers a great deal of privacy, is divided between two main field enclosures. The land to the north of the farmhouse comprises a pasture ley. The land to the south and west comprises a gently sloping permanent pasture enclosure. In all, Yonder Farm extends to 19½ acres.

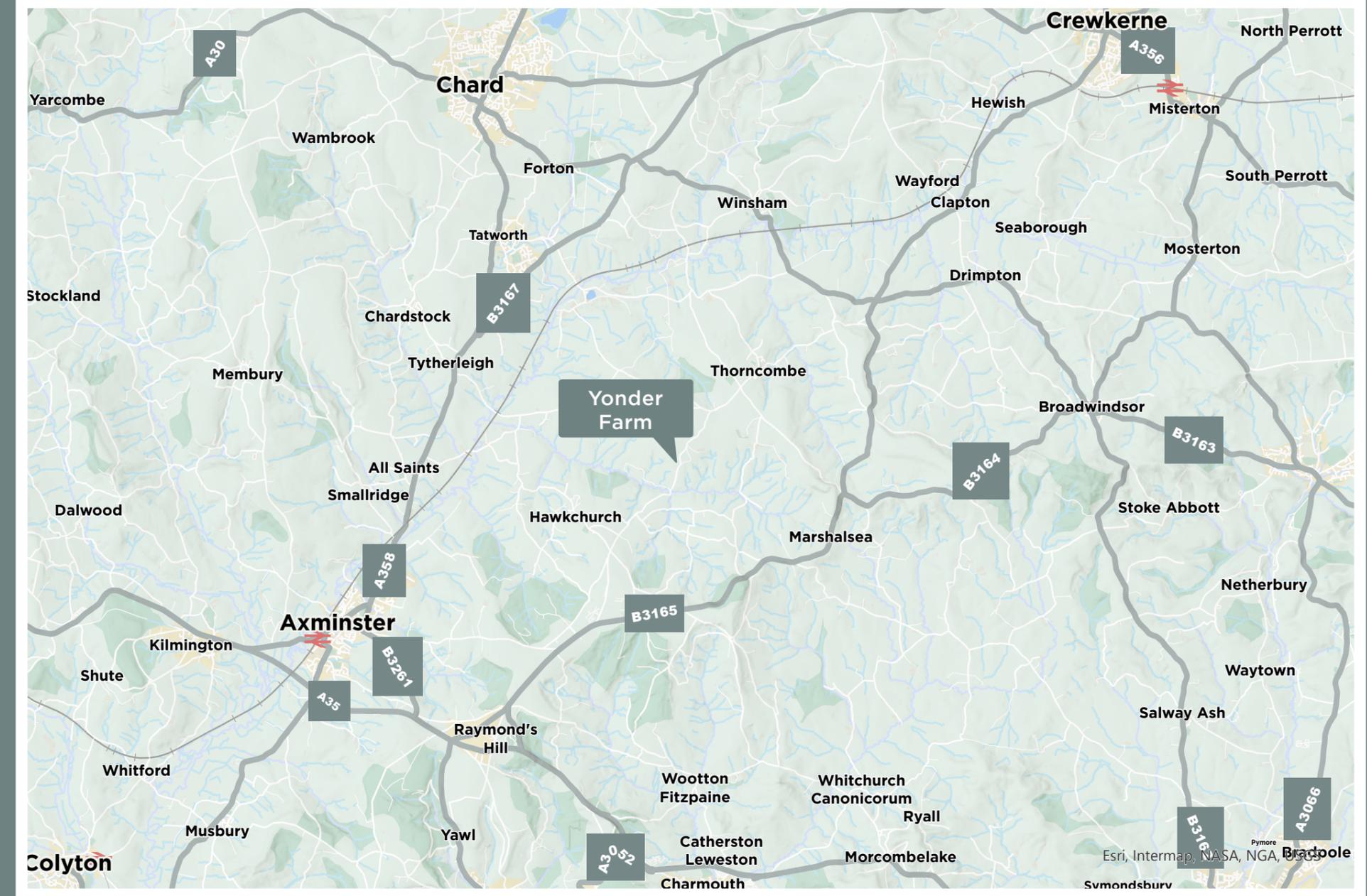


Land plan

Yonder Farm



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Method of Sale

The property is offered for sale by private treaty with a guide price of £825,000.

Tenure & Possession

The freehold of the property is offered for sale with vacant possession available upon completion.

Services

Electricity - mains.

Water - a recently installed private water supply comprising a borehole with UV filtration.

Drainage - a recently installed sewage treatment plant.

Heating - oil fired central heating and Aga with 'back-boiler'.

Health & Safety

Potential purchasers are requested to take particular care when inspecting the property being mindful of potentially slippery, uneven, and steep surfaces. Potential purchasers should only view the farm buildings from a distance, as they are redundant.

EPC

Yonder Farmhouse has a current energy rating of E (49).

Local Authority

Dorset Council
www.dorsetcouncil.gov.uk

Viewings

Viewings are by appointment with the vendor's agents, Carter Jonas, on 01823 428590.

Directions

From Chard, follow the A358 toward Axminster. Turn left towards Chard Junction and continue through Tatworth. Upon reaching the T-junction with the B3167 main road, turn left and then immediately turn right toward Chard Junction. Follow this road through Chard Junction and then turn left opposite the industrial units, signed Holditch Thorncombe Axminster, Hawkchurch. Follow this road up the hill and along for about one mile. At the grass triangle, turn right signed Hawkchurch and Axminster. Continue down the hill and the entrance to Yonder Farm will be found on the right.



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Important information

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