



New Hayes Farm

Chard, Somerset

Carter Jonas

**New Hayes Farm
The Drift
Chard
Somerset
TA20 4DN**

**A privately situated residential
and equestrian property.**

New Hayes Farm comprises a residential and equestrian smallholding serviced by a very attractive period farmhouse together with two traditional buildings which provide five stables with surrounding gardens including a croquet lawn with ha-ha, parkland, further pasture, and woodland.

In all extending to over 10 acres.

For sale by private treaty as a whole or in up to two separate lots.



Location

New Hayes Farm is situated about two miles to the east of Chard, down a private lane known as The Drift. Chard offers a wide range of shopping, social, and scholastic facilities. Axminster and Crewkerne are within easy reach and offer a range of day-to-day facilities including a mainline railway service to London Waterloo. Lyme Regis (and the World Heritage Jurassic Coastline) is about half an hour away by car. The Somerset County Town of Taunton (about 16 miles to the north) offers mainline trains to London Paddington (with fast trains in less than two hours). Local schools are In Chard (Holyrood Academy), Axminster (Axe Valley Academy) and Lyme Regis (The Woodroffe School). Public schools in the locality include Chard School, Perrot Hill, Taunton schools (Kings, Queens and Taunton) and Wellington School.

Farmhouse

New Hayes Farm is serviced by a substantial detached south facing house. Constructed in the 1800s of stone and part brick elevations with a ham stone (carted from Ham Hill) façade under a slate roof, the property provides well laid out accommodation with spacious rooms with high-ceilings typical of the era. A front door provides access to the entrance hall with stairs to the first floor. On the western side of the house is a spacious reception room currently used as a sitting room with adjoining dining room, with the benefit of two fireplaces, one of which has a log burning stove, bay windows, and shutters. On the eastern side of the house is the kitchen and breakfast room with oil-fired Aga, and adjoining study/sitting room with open fireplace, bay windows, and shutters. Adjoining the kitchen is the 'old kitchen' which is used as a utility room, with flagstone floor, inglenook fireplace with integral oven and back stairs to the first floor. Adjoining the old kitchen, both also with flagstone floors, is a rear hall and walk-in-larder. On

the first floor, on the eastern side of the house, is the principal bedroom with back stairs down to the old kitchen below, and stairs to the second floor above. There are four further bedrooms together with two bathrooms on the first floor. On the second floor, there are two adjoining attic rooms currently used for storage which could provide a further two bedrooms, or principal bedroom with en-suite and dressing room as required.

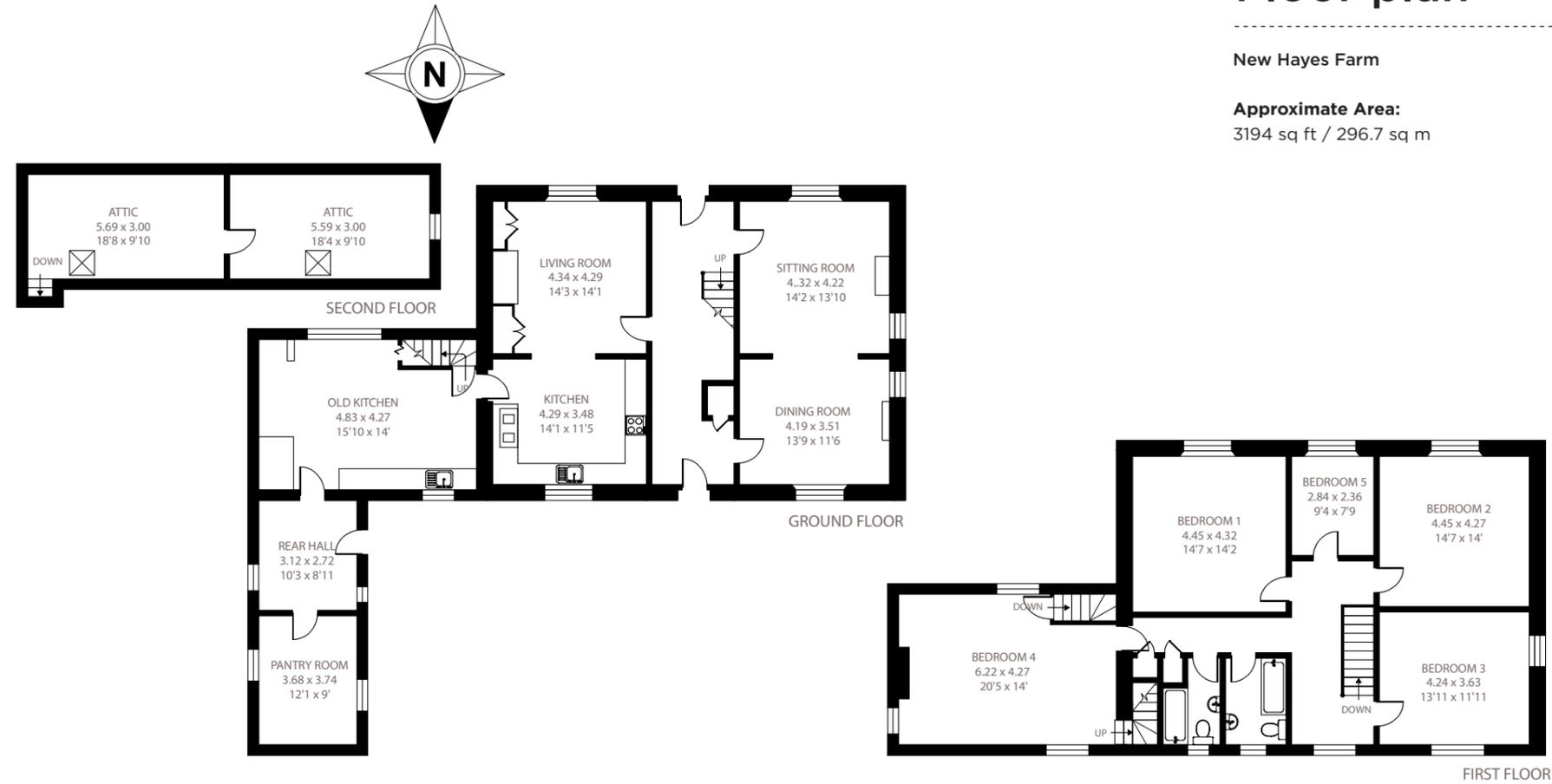
Outside, situated at the front of the farmhouse is a full-sized croquet lawn with ha-ha to the adjoining parkland which runs down to the southern and western boundaries of the property. The ha-ha wraps around to the west of the farmhouse and there is a further private garden adjoining the western elevation of the farmhouse, enclosed by a mature beech hedge together with walls to the west and north. This 'west garden' also has access from the rear of the farmhouse, where there is ample space for parking in the courtyard adjoining the barns.



Floor plan

New Hayes Farm

Approximate Area:
3194 sq ft / 296.7 sq m



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



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Carter Jonas. REF: 1006106

Buildings

The farm buildings comprise:

Stables and Workshop

Traditional barn of stone and brick elevations under a slate roof comprising ground floor workshop, three stables and stores with loft over part.

Store

Open fronted store of stone, block, and galvanised steel elevations.

Stables and Log Store

Traditional building of brick and stone elevations under a galvanised steel roof currently offering a log store, two stables and an open fronted storage area.

Land

The land adjoining the farmhouse and buildings comprises a pasture paddock (a former orchard) to the west of the farm buildings of about 0.40 of an acre, and a pasture/parkland enclosure of about 2.71 acres to the south of the farmhouse and garden. In all, Lot 1 extends to 4.23 acres.

Lot 2: Land adjoining The Drift

On the eastern side of The Drift, opposite the property, is a further pasture enclosure (2.86 acres) and woodland known as Wreath Copse (3.07 acres). Lot 2 extends in all to 5.92 acres.



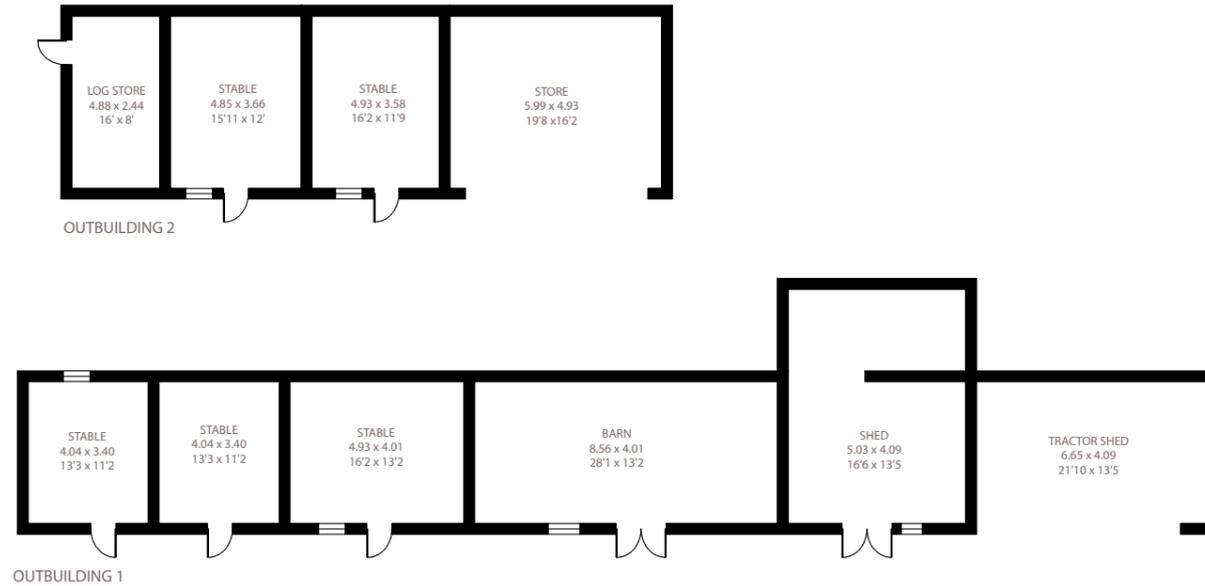
Floor plan

New Hayes Farm

Outbuildings:

2495 sq ft / 231.8 sq m

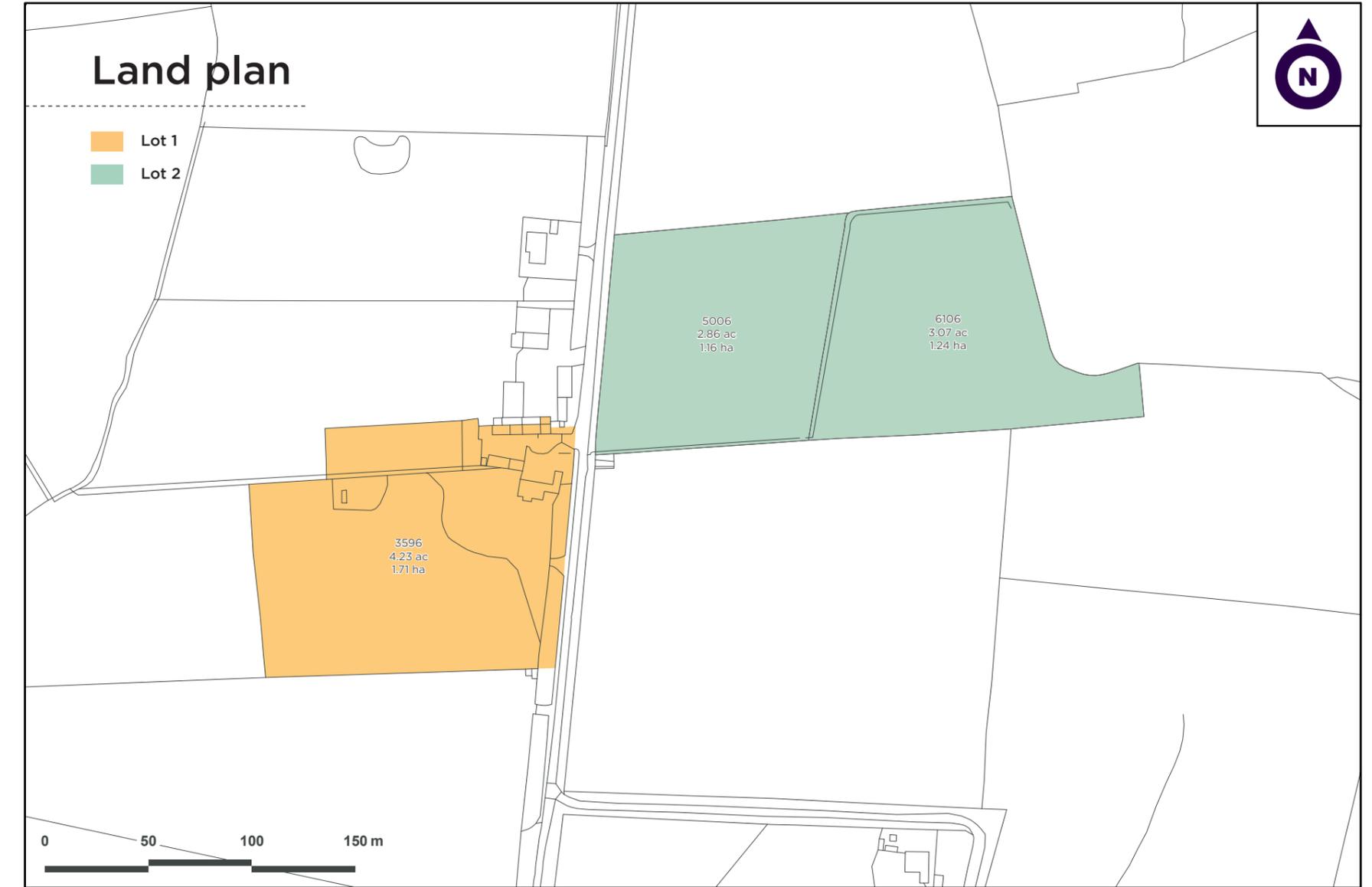
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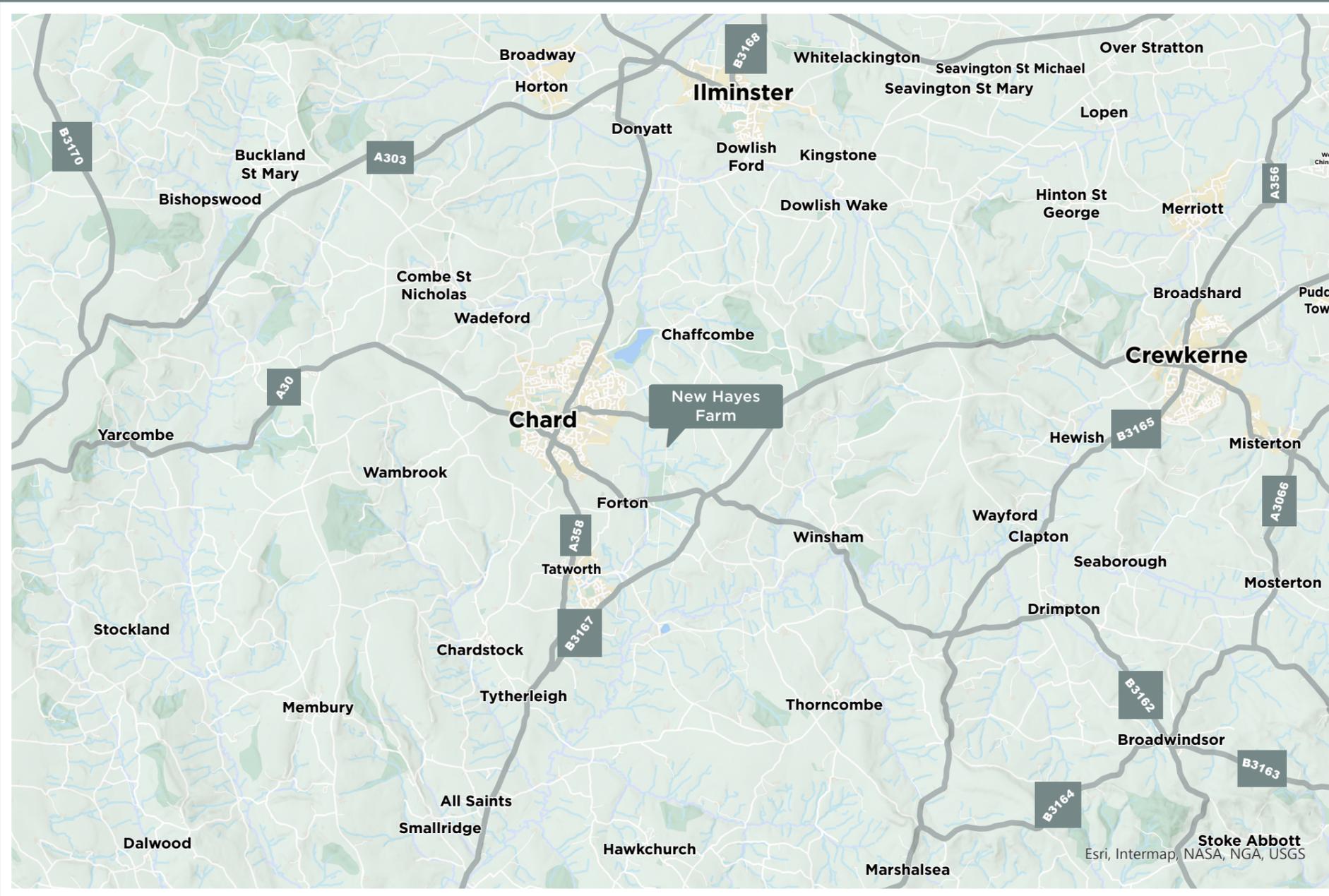
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Produced for Carter Jonas. REF: 1006106

Land plan

- Lot 1
- Lot 2



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Method of sale

The property is offered for sale by private treaty as a whole or in two separate lots. The guide price for Lot 1 is £1,250,000. The guide price for Lot 2 is £100,000.

The guide price for the whole is £1,350,000.

Services

The property is serviced by both a mains and private well water supply with mains electricity and a private drainage system comprising a septic tank. Potential purchasers should assume that a new sewage treatment plant may need to be installed to replace the septic tank.

Health & safety

Potential purchasers should take particular care when inspecting the property being mindful of potentially uneven, slippery, and steep surfaces, wearing supportive footwear for viewings and being mindful of potentially sudden movements from livestock and machinery which may be present at the time of inspection, especially in and around the farm buildings.

EPC ratings

New Hayes Farmhouse has a current energy rating of F.

Local authority

Somerset Council
www.somerset.gov.uk

Viewings

Viewings are by appointment with Carter Jonas on 01823 428590.

Directions

Heading from Chard towards Crewkerne on the A30 continue out of the town up the hill. As the road begins to level out, turn right onto The Drift and follow this road for about a third of a mile and New Hayes Farm will be found on your right-hand side.



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