3 Combe Head Cottage

STAGS

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Combe St. Nicholas, Chard, TA20 3LY

What3Words: ///ringers.parts.bandage

A characterful two bedroom flint stone cottage with two reception rooms and attractive cottage garden, within walking distance of the village centre.

- Stone Cottage
- Two Reception Rooms
- Village Location
- Freehold
- Two Bedrooms
- Productive Cottage Garden
- Character Features
- Council Tax Band B

Guide Price £275,000

SITUATION
Set back along a quiet lane, just a short walk from the heart of this thriving village, the property enjoys a peaceful yet convenient setting. Combe St Nicholas boasts a warm community feel with a village shop and post office, a pub, primary school, church and village hall, while the nearby town of Chard provides a broader range of shopping, leisure and schooling options.
DESCRIPTION
Believed to date from 1832, this attractive cottage retains a number of character features, including limestone flooring, exposed stonework, oak window sills and ledged doors, while offering comfortable accommodation for modern living.
A storm porch opens into the first of two reception rooms, a cosy sitting room with a Morso wood-burning stove. Beyond is the dining room, with steps leading up to the modern fitted kitchen, which provides a good range of storage and worktop space, making it well suited to both everyday living and entertaining.
On the first floor are two bedrooms and the family bathroom. The principal bedroom is a good-sized double with a cast-iron fireplace, while the second is a single bedroom with a built-in cupboard and shelving. The spacious bathroom features timber flooring, an electric heated towel rail and an airing cupboard.
OUTSIDE
The cottage enjoys a private garden, arranged with both practicality and ease of maintenance in mind. A lawn and cobbled seating area provide space for outdoor dining, complemented by raised vegetable beds and established borders. The garden also includes a greenhouse, fruit trees, a garden shed and a larger tool shed with power, providing useful storage and workspace. The property is approached via a pedestrian gate and shared pathway serving this and two neighbouring cottages. On-street parking is available nearby.
SERVICES
Mains electric, water and drainage. Superfast broadband available. Outdoor mobile signal with all major networks (Ofcom, 2026).
AGENTS NOTE
Please note in accordance with the Estate Agency Act 1979, one of the owners is an employee at Stags.

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Articulate!

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, floorplans 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.

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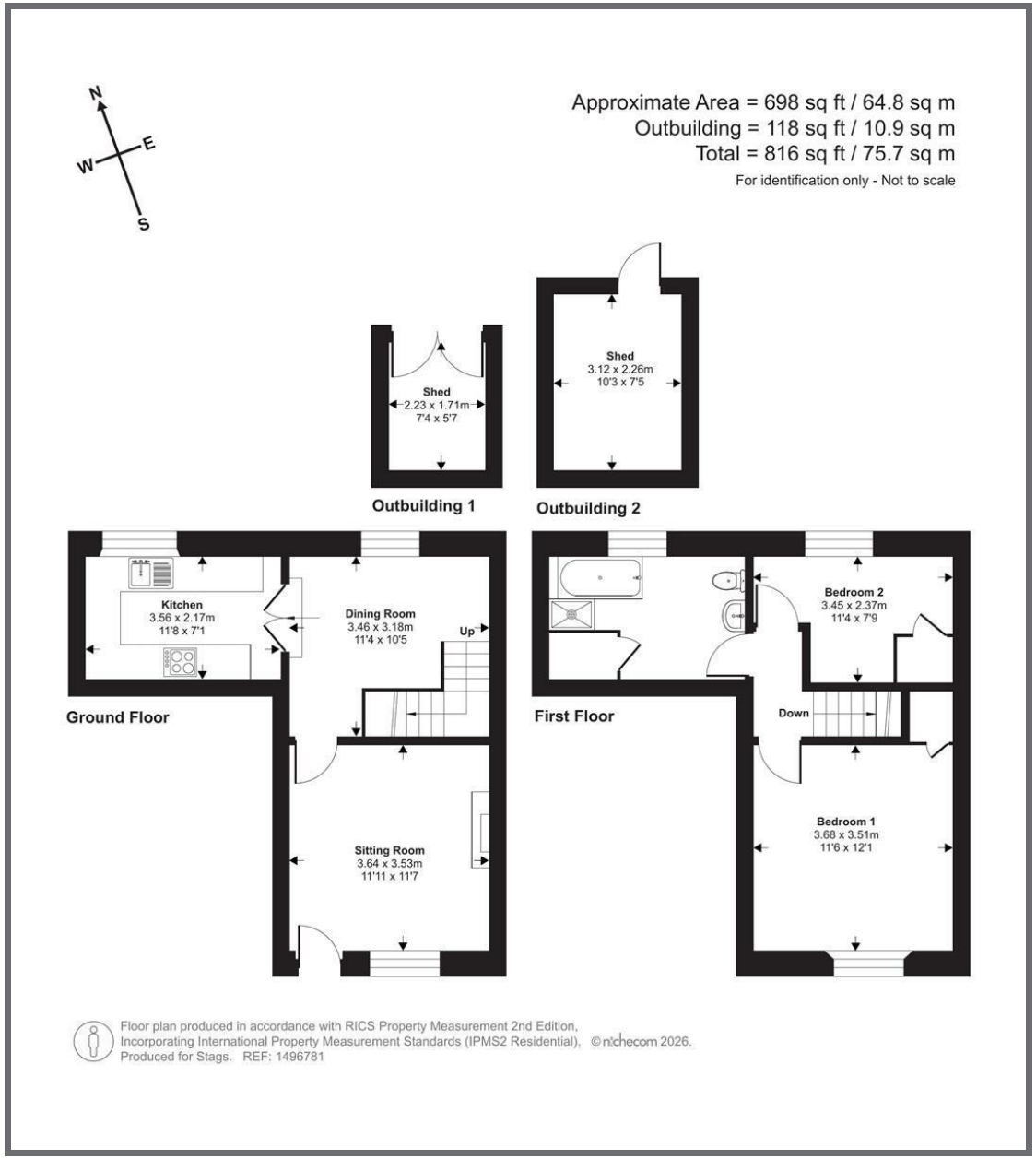
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