



FOR SALE

Clay Lane, Lower Chillington, TA19 0PU

Offers Over £725,000



ORCHARDS
ESTATES

There are homes you simply view... and then there are homes you fall a little bit in love with.

But perhaps what makes Brindle Cottage truly special is what it could become — a home for the future, not simply a home for today.

A place where children can grow up with the freedom to run and play in the garden, where summer days are spent outdoors, birthdays and family gatherings become treasured traditions, happy dogs have room to roam, and generations of the same family create a lifetime of memories together.

Because some houses are simply somewhere to live.

Brindle Cottage has the potential to become so much more — a place to put down roots, grow together and create a family story that lasts for generations.

A home that, over time, becomes far more than bricks and mortar... it becomes the place you remember, the place you return to, and simply, home for years to come.

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Entrance Porch

The perfect introduction to Brindle Cottage. Flooded with natural light and framed by countryside views, this charming porch, complete with a traditional quarry tiled floor, is the ideal place to kick off muddy boots after a countryside stroll before wandering further inside.

Entrance Hall

9' 1" x 9' 10" (2.77m x 2.99m)

A welcoming central hallway where the cottage's character immediately begins to unfold. Decorative balustrades lead to the first floor, while a useful understairs cupboard keeps everyday essentials tucked neatly away.

Living Room

20' 2" x 14' 9" (6.14m x 4.49m)

A wonderfully atmospheric room that effortlessly blends rustic charm with breathtaking views. A soaring vaulted ceiling, exposed beams and striking steelwork create an impressive sense of space, while the wood-burning stove promises cosy winter evenings. A full-height sliding door draw your eye straight out across the gardens and rolling countryside beyond, making this a room you'll find yourself lingering in from morning coffee to sunset.

Snug/Dining Room

15' 8" x 9' 11" (4.77m x 3.02m)

If walls could tell stories, this room would have plenty. Gather around the beautiful inglenook fireplace, where the multi-fuel burner crackles away on its flagstone hearth, or perch in the window seat to watch the seasons change across the surrounding fields. Whether it's long family dinners or quiet evenings with a good book, this room was made for slowing life down.

Kitchen/Breakfast Room

15' 0" x 14' 0" (4.57m x 4.26m)

The true heart of the home. French doors spill out onto the sunny patio, making al fresco dining effortless, while the bespoke kitchen combines timeless country style with modern practicality. Granite worktops, a sink and an impressive Smeg range cooker make it a kitchen that's equally at home hosting family celebrations or simply baking on a Sunday afternoon.

Utility Room

9' 1" x 5' 7" (2.77m x 1.70m)

A hardworking space that keeps the practical side of country living neatly out of sight. Complete with a traditional Butler sink, WC and plenty of room for laundry appliances, it also houses the home's efficient hybrid heating system and air

source heat pump controls.

Master Bedroom

17' 8" x 10' 1" (5.38m x 3.07m)

Wake each morning to peaceful garden surroundings and birdsong. This beautiful vaulted bedroom enjoys exposed beams, built-in storage and direct access to the delightful parterre garden, offering the perfect spot to enjoy a quiet morning coffee before the day begins.

En-Suite Shower Room

A beautifully appointed en-suite featuring a generous Aqualisa shower, heated towel rail and natural light, creating a bright and comfortable space to begin and end the day.

FIRST FLOOR

Gallery Landing

A delightful landing that perfectly captures the cottage's character. Exposed beams, a charming decorative balustrade and natural light create an inviting space that feels more like a cosy reading nook than simply a route between rooms. A useful airing cupboard and loft access add practicality to the charm.

Bedroom Two

15' 5" x 13' 8" (4.70m x 4.16m)

A wonderfully spacious double bedroom with countryside views to both the front and rear, allowing natural light to flow through from dawn until dusk. Peaceful and calming, it's the sort of room where you'll happily throw open the windows and wake to birdsong each morning.

Bedroom Three

14' 10" x 9' 11" (4.52m x 3.02m)

Brimming with character, this delightful bedroom showcases magnificent solid elm floorboards that instantly catch the eye, while uninterrupted views across the surrounding countryside provide a picture-perfect backdrop. A useful built-in storage cupboard keeps everything neatly tucked away, allowing the room's period charm to take centre stage.

Bathroom

Soak away the day while enjoying lovely views across the Somerset countryside. Complete with an Aqualisa shower over the bath, heated towel rail and tasteful finishes, this is a bright and relaxing family bathroom designed with both comfort and practicality in mind..





Separate WC

Rear aspect double glazed window, low level WC, tiled floor and heated towel rail.

Parking

Block paved parking area to front and side of garage with gate leading to front door and gate to the car port and workshop.

Garage 14' 9" x 11' 1" (4.49m x 3.38m)

Electric roller door to front, power, lighting and loft storage space.

Garden Room/Office 13' 5" x 11' 9" (4.09m x 3.58m)

Insulated room with French doors and full width windows offering extensive countryside views, with decked area to front, laminate flooring, power, lighting, telephone point and wall mounted electric heater.

Garden

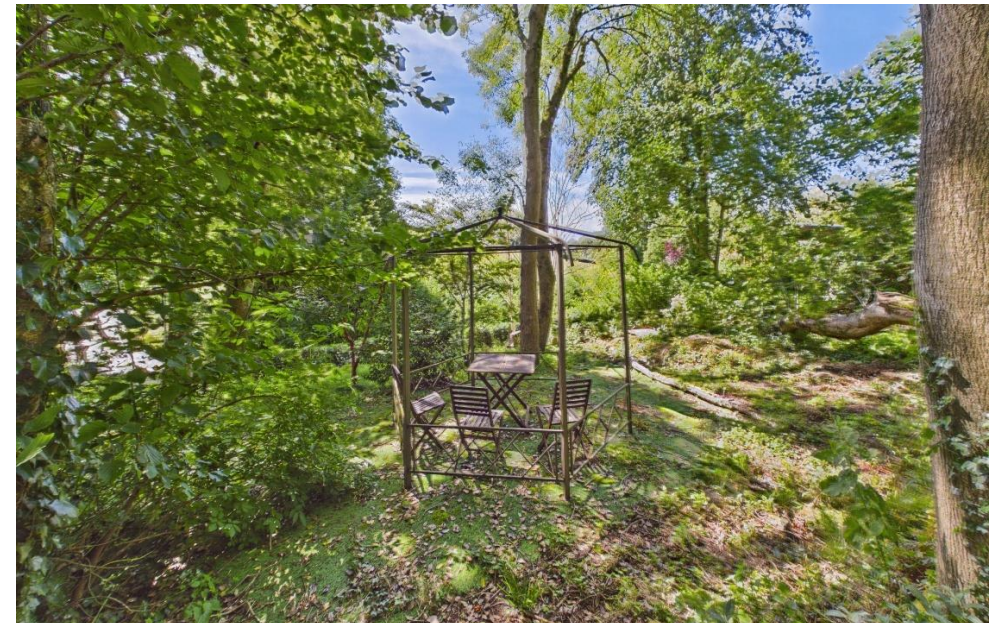
Outside is where Brindle Cottage becomes truly magical. Rather than one large lawn, the gardens unfold like a series of secret chapters waiting to be discovered. Winding paths disappear through mature planting, leading to hidden seating areas, woodland corners, sunny terraces, a charming pavilion, an elegant parterre and a peaceful water feature. Every turn reveals another surprise. For keen gardeners, it's a paradise of rare and unusual planting, established borders and year-round colour. For children, it's an endless adventure playground. For dogs, it's heaven. For everyone else, it's simply somewhere you'll never tire of exploring. The gardens extend to almost an acre, bordered by mature trees and hedging that create an exceptional sense of privacy, while beyond lies nothing but open countryside and uninterrupted views stretching across the fields. Adding even more versatility is an insulated garden room, currently used as a home office but equally suited as an artist's studio, music room, yoga retreat or simply somewhere peaceful to escape with a good book. A garage, workshop and generous driveway parking complete the picture. Despite its wonderfully tucked-away setting, Brindle Cottage is surprisingly well connected. Taunton is within easy reach, while the nearby A30 provides excellent access towards Devon and Cornwall. The market towns of Ilminster, Crewkerne and Chard are all close at hand for everyday shopping, cafés and local amenities.

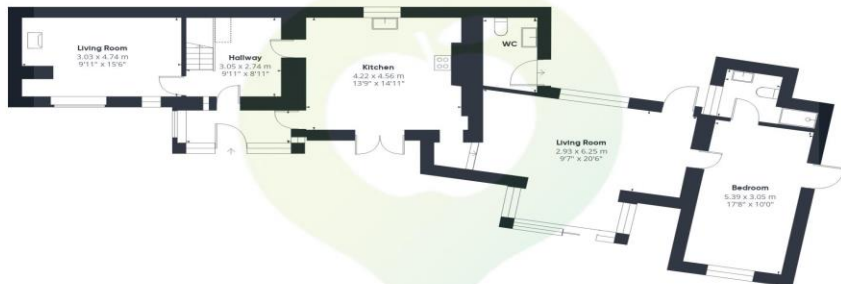
Visitor Parking Area

Opposite the property, a further parking area with a hardstanding provides space for multiple vehicles whilst a wooded area adjacent provides a tranquil area for contemplation. The grounds extend to 0.9 acre. The location offers privacy and seclusion in a rural setting with the garden providing variety and colour throughout the year.

Directions

From the centre of the hamlet of Lower Chillington, using St. James Church as your focal point, drive South West with the Church on your left hand side and take the first right hand turn. Follow this road as it bends left and right for approx 150 metres. The house will be found on your left hand side.





Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



Approximate total area⁽¹⁾

151.9 m²
1635 ft²

Reduced headroom

0.4 m²
4 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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