

STAGS

Holly House

Holly House, 15 Orchard Lane

Thorncombe, Chard, Dorset, TA20 4QB

Chard 6 miles. Crewkerne 7 miles. Lyme Regis & Bridport 10 miles.

OPEN GUIDE PRICE £425,000 - £450,000
An attractive and spacious detached character style modern house, peacefully located in a lovely country village

- Most attractive modern home
- 4-5 Bedrooms, 2 bathrooms (1 en-suite)
- Country and village views
- Popular village with excellent community facilities
- No forward chain
- Very spacious 1643sqft
- 2-1 Reception rooms, conservatory
- Landscaped garden, garage/playroom
- Close to open countryside
- Freehold. Council Tax Band F

Guide Price £425,000

THE PROPERTY

Holly House is an attractive, character style modern house, occupying a pleasant and peaceful setting in the lovely village of Thorncombe. It was traditionally built in 1999, having stone, flint and brick elevations and well cared for under the same ownership since new.

The house is well appointed and features include oil-fired central heating, woodgrain style uPVC sealed unit windows/doors, well equipped kitchen with oak-fronted units, breakfast bar and comprehensive appliances (electric oven, hob, cooker hood, fridge, freezer and dishwasher), attractive bathroom fittings, natural stone open fireplace to the living room and oak flooring to the principal ground floor rooms.

The accommodation is well presented and very spacious, enjoying views over the village taking in the church and the surrounding countryside.

It extends to:
Ground floor - Canopy porch, reception hall, cloakroom, through living room, dining room/5th bedroom, kitchen/breakfast room, utility room, conservatory.
First floor - Landing, principal bedroom with en-suite shower room, three further bedrooms, bathroom.







OUTSIDE
A tarmac driveway leads to a detached garage/playroom with store at the rear.

The gardens have been designed for ease of maintenance and well landscaped. To the front is an area ideal for sitting out and incorporating a variety of shrubs. Side pedestrian gate. The rear garden is attractively laid out and well stocked with paved/gravelled and grass areas, small ornamental pond and a whole variety of shrubs and climbers, outside tap and light.

There is a rear gate with steps down to Witteys Lane footpath, from where there are numerous walks through the countryside.

SITUATION
The lovely village of Thorncombe lies on the Dorset/Somerset and Devon borders. It is well known for its thriving community and excellent local amenities include a community run shop/Post Office/cafe, primary school, church, social club and village swimming pool plus many clubs. The immediate area is designated as one of outstanding natural beauty (AONB) and the famous Forde Abbey and gardens is just a mile down the road.

The larger centres of Chard, Crewkerne (with mainline rail services to London), Beaminster, Bridport, Axminster and Lyme Regis together with access to the stunning Jurassic Coast, are all within easy driving distance.

SERVICES
Mains electricity, water and drainage. Oil-fired central heating. Mains drainage worked by a pump situated in the garage/games room.
Broadband - Standard up to 2Mbps and Superfast up to 80Mbps.
Mobile phone service providers available are EE, Three, Vodafone and O2 for voice and data services outside.
(Broadband and mobile phone information taken from Ofcom website. Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

VIEWINGS
Strictly by appointment with Stags Bridport.

DIRECTIONS
From Bridport go to Broadwindsor and then on to Birdsmoorgate. Go straight across the crossroads and continue for a few miles to Thorncombe. At the village crossroads turn right into the village and take the 1st right into Orchard Lane. Holly House is found at the far end.
What3Words: ///edge.community.spark

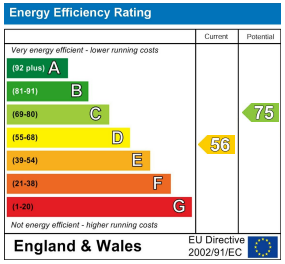






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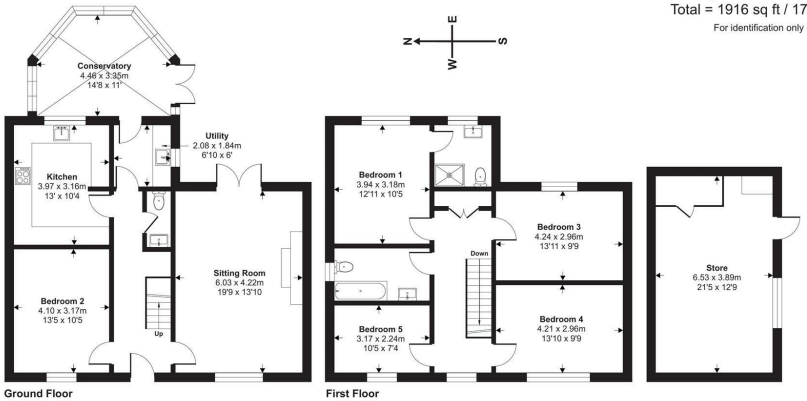


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Approximate Area = 1643 sq ft / 152.6 sq m
Outbuilding = 273 sq ft / 25.3 sq m
Total = 1916 sq ft / 177.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1540693