



DERBYSHIRE'S
— *Estate Agents* —

The Old Post Office Combe St. Nicholas,
Chard, TA20 3LX

Set in the heart of the sought-after village of Combe St Nicholas, The Old Post Office is a charming and substantial five-bedroom semi-detached period home, blending character features with generous living space and delightful gardens.

On the ground floor, the welcoming entrance hall leads to three reception rooms, including a comfortable sitting room, a formal dining room, and a versatile study. The kitchen and adjoining breakfast room create a warm and sociable heart to the home, complemented by a utility room and cloakroom/WC.

Upstairs, the spacious master bedroom benefits from access to a stylish Jack and Jill four-piece en-suite bathroom. Three further well-proportioned double bedrooms, a generous single bedroom, and an additional shower room provide excellent accommodation for family and guests.

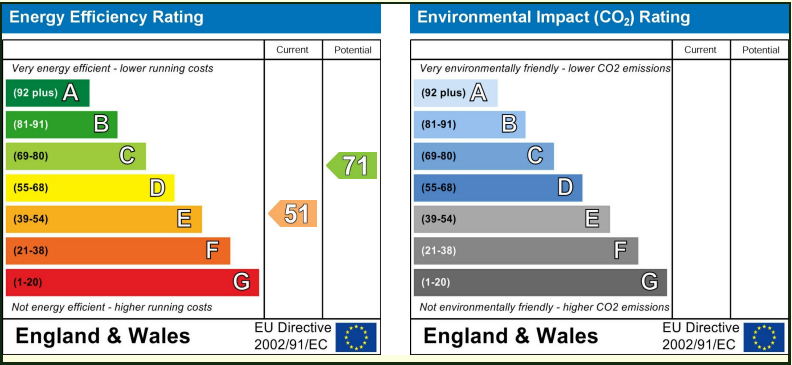
To the rear, the enclosed garden is arranged over two levels, featuring a patio terrace, lawn, and well-stocked flower beds with a variety of mature trees, shrubs, and plants. Practical additions include gated off-road parking, a range of outbuildings with power and light, timber sheds, and a greenhouse – ideal for those with gardening interests or hobby pursuits.

With its rich history, ample living space, and idyllic village setting, The Old Post Office offers an outstanding opportunity to acquire a distinctive family home in one of Somerset’s most desirable locations

Combe St Nicholas is a desirable and active village just 10 minutes from Chard town centre. The village benefits from: A well-stocked village shop and post office, A popular local pub, And notably, Combe St Nicholas Primary School – named Somerset’s top-performing primary school in 2024



- Five Bedroom Character House
- Sought After Village Location
- Combe St Nicholas - Named - Somerset’s top-performing primary school in 2024
 - Gated Off Road Parking
- Four Reception Rooms + Utility Room
 - 2 Hourly Bus Chard - Taunton
- Two Bathrooms + down stairs WC
 - Offered with no chain
- Walking distance to Village shop and Pub.
 - Oil Fired Central Heating



The Old Post Office Combe St. Nicholas, Chard, TA20 3LX
£575,000

ENTRANCE HALL

With stairs to the first floor and doors to;

SITTING ROOM

22'10" max x 17'4" max (6.97 max x 5.30 max)

Double aspect with windows to the front and side aspects, log burner with hearth.

RECEPTION 2 / STUDY

13'1" max x 13'5" max (4.00 max x 4.10 max)

Window to the front aspect.

REAR LOBBY

15'9" max x 4'0" max (4.81 max x 1.24 max)

Leading from the entrance hall the rear lobby gives access to the WC and Utility room as well as the rear garden.

WC

4'5" max x 2'7" max (1.37 max x 0.80 max)

Low level WC and wash hand basin.

UTILITY ROOM

15'10" max x 10'1" max (4.84 max x 3.09 max)

With window to the rear aspect, plumbing for washing machine, fitted units and storage space.

DINING ROOM

19'4" max x 13'0" max (5.91 max x 3.97 max)

Window to the rear aspect, door to kitchen;

KITCHEN

18'6" max x 9'6" max (5.64 max x 2.91 max)

Window to the side aspect, eye and base level units, range style cooker with extractor hood over, plumbing and space for dishwasher, space for fridge freezer, stainless steel 1.5 sink drainer, door to the rear garden and door to breakfast room;

BREAKFAST ROOM

13'6" max x 11'0" max (4.12 max x 3.36 max)

Double aspect windows to to the rear and side.

FIRST FLOOR LANDING

The first floor landing gives access to to all upstairs rooms and is split front and back.

MASTER BEDROOM

15'0" max x 12'11" max (4.59 max x 3.95 max)

Window to the front aspect, door to the en-suite, Jack and Jill bathroom.

EN-SUITE BATHROOM

14'0" max x 8'10" max (4.28 max x 2.71 max)

Window to the rear aspect, doors to master bedroom and rear first floor landing. 4 piece bathroom suite including bath, wash hand basin, low level WC and separate shower cubicle.

BEDROOM TWO

14'11" max x 13'0" max (4.57 max x 3.97 max)

Window to the front aspect.

BEDROOM THREE

12'7" max x 9'10" max (3.85 max x 3.00 max)

Double aspect windows to the rear and side.

BEDROOM FOUR

13'1" max x 11'2" max (4.01 max x 3.41 max)

Window to the front aspect.

BEDROOM FIVE

10'0" max x 8'9" max (3.06 max x 2.68 max)

Window to the rear aspect.

SHOWER ROOM

7'4" max x 5'6" max (2.26 max x 1.69 max)

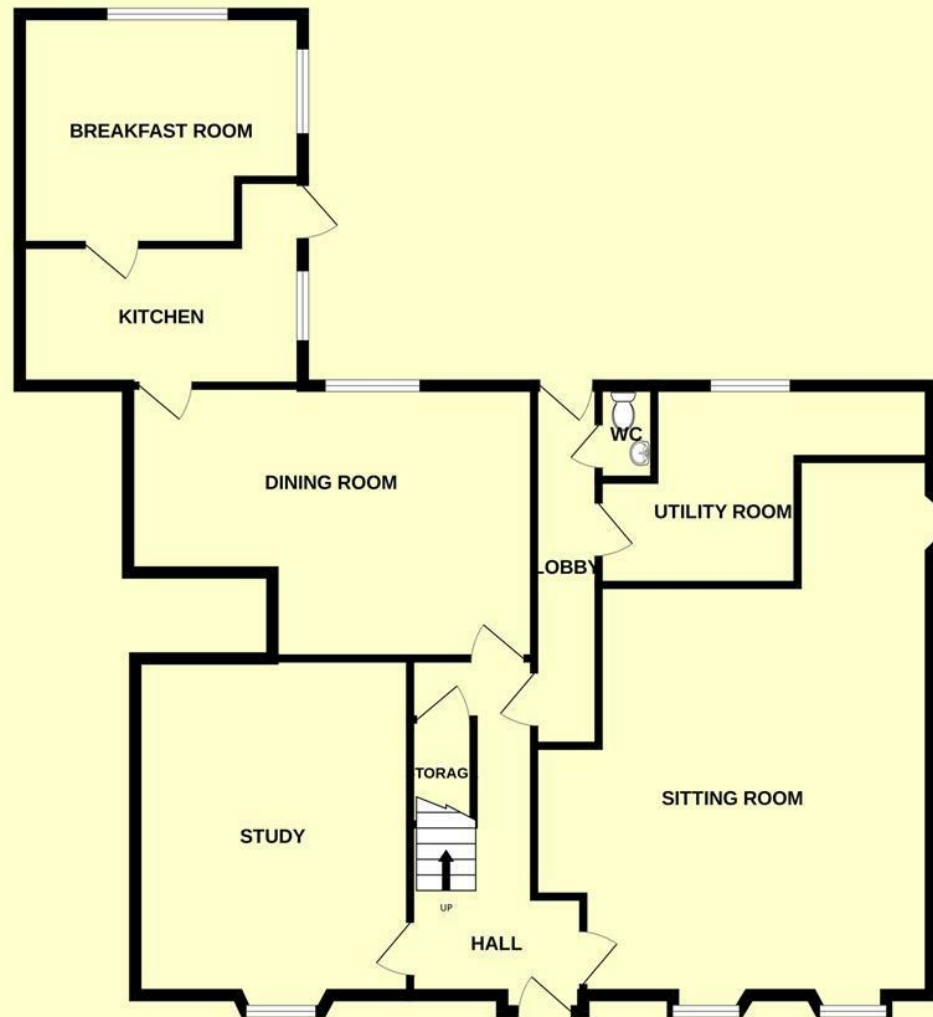
Window to the rear aspect, shower cubicle, wash hand basin and low level WC.

OUTSIDE

To the rear, the enclosed garden is arranged over two levels, featuring a patio terrace, lawn, and well-stocked flower beds with a variety of mature trees, shrubs, and plants. Practical additions include gated off-road parking, a range of outbuildings with power and light, timber sheds, and a greenhouse – ideal for those with gardening interests or hobby pursuits.

To the front, the property overlooks the village green with local village store, post office and pub a short walk away.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions -





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