



SMITHY FARM
DONYATT, SOUTH SOMERSET

JACKSON-STOPS 

**SMITHY FARM
DONYATT, ILMINSTER
SOMERSET, TA19 0RW**

A MOST ATTRACTIVE FORMER FARMHOUSE
IN THIS POPULAR VILLAGE WITH FIVE
BEAUTIFUL BEDROOMS, EXCELLENT
STORAGE AND A DELIGHTFUL GARDEN.



DISTANCES

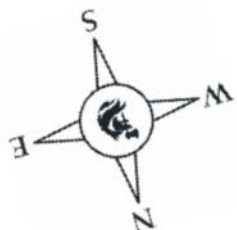
ILMINSTER 2.7 MILES
CREWKERNE (MAINLINE RAILWAY
TO LONDON WATERLOO) 9 MILES
TAUNTON 12.1 MILES
THE JURASSIC COAST AT LYME
REGIS 16.6 MILES

ACCOMMODATION

- GROUND FLOOR
- Porch
- Entrance hall
- Utility
- Sitting room with inglenook fireplace
- Open plan kitchen & dining room
- FIRST FLOOR - accessed via two staircases
- Principal bedroom with ensuite bathroom
- Double bedroom with (Jack & Jill) shower room
- Landing
- Three further bedrooms

OUTSIDE

- Pretty front garden
- Delightful rear garden with paved terrace
- Lawned area (separate from the main property)
- Large garage with double doors
- Single garage/outbuilding with double doors and loft space above
- Ample parking for numerous cars



Denotes restricted
head height

Smithy Farm, Donyatt, Ilminster

Approximate Area = 1968 sq ft / 182.8 sq m (includes large garage)

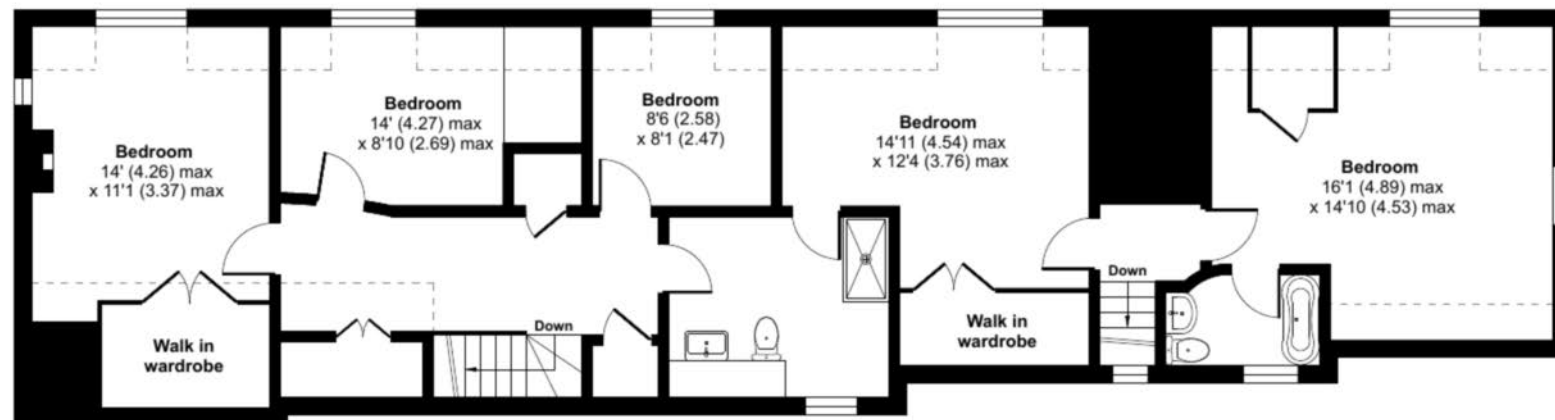
Including Limited Use Area(s) = 281 sq ft / 26.1 sq m

Garage = 290 sq ft / 26.9 sq m

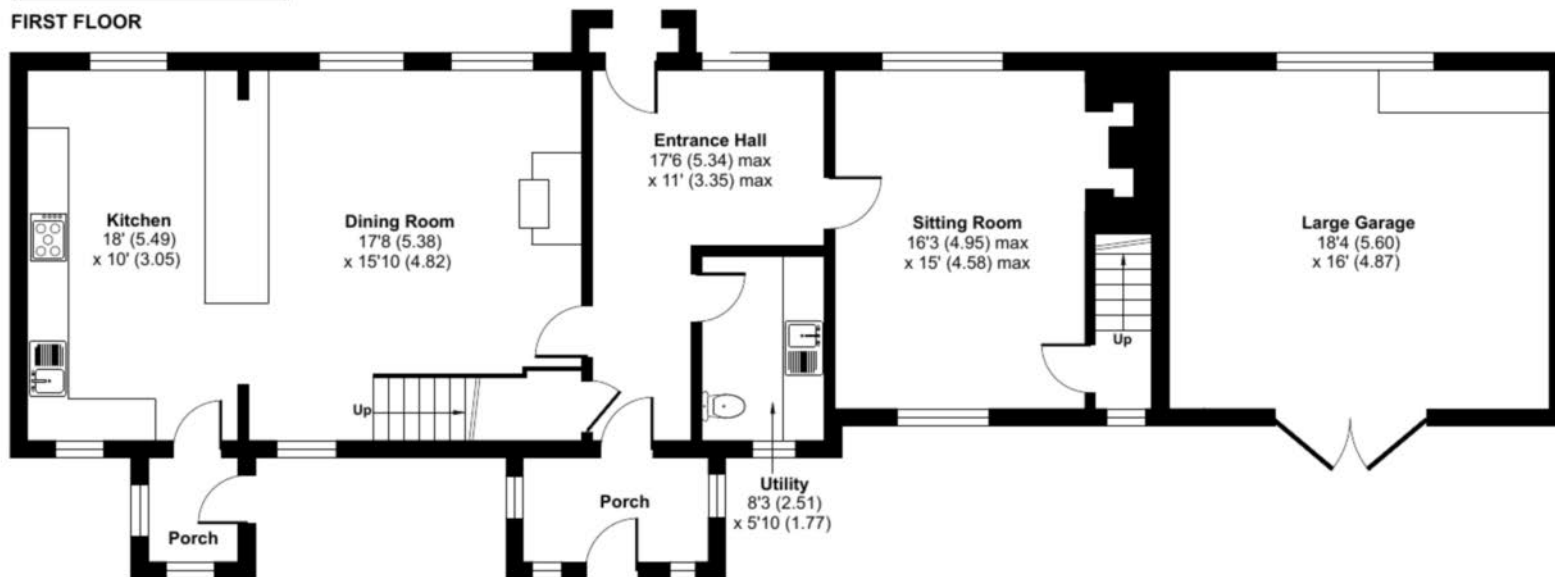
Outbuilding = 290 sq ft / 26.9 sq m

Total = 2829 sq ft / 262.7 sq m

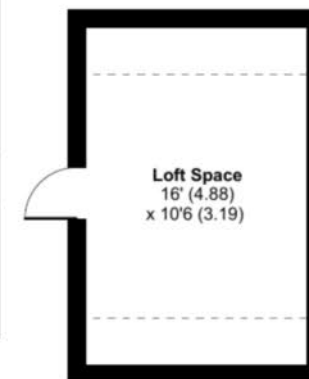
For identification only - Not to scale



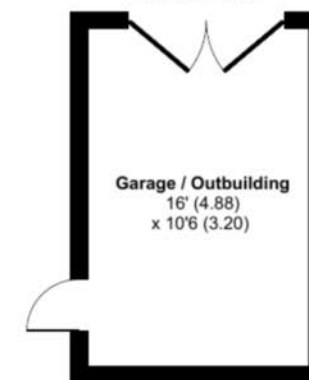
FIRST FLOOR



GROUND FLOOR



GARAGE / OUTBUILDING
FIRST FLOOR



GARAGE / OUTBUILDING
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
Produced for Jackson-Stops. REF: 1270313



JACKSON-STOPS

THE PROPERTY

Dating back to the 18th Century, and justifiably Grade II listed of architectural and historical importance, first glimpses of Smithy Farm are most impressive with its attractive stone façade under a pretty thatched roof.

On first entering the property there is a real sense of charm, space and light, the property having recently undergone a fastidious programme of works resulting in a perfect juxtaposition of old and new. One enters at the rear of the house through a small porch, ideal for boots and coats, which leads into a large hall with exposed wooden beams and stone walling. This leads into a superb sitting room with a large inglenook fireplace along with its original bread oven. Alongside is a newly fitted utility room and large storage cupboard.

The real surprise however is the most incredible open plan kitchen and dining area, exemplifying modern living with a fantastic sitting area to one end with wooden flooring, a wood burning stove and plenty of room for a kitchen/dining table. To the other end is a beautiful kitchen incorporating a 5 ring electric Belling hob and large wooden island and breakfast bar. There is direct access to a delightful paved terrace and garden, ideal for al fresco dining. The kitchen is quite simply 'as good as it gets.'

The main staircase leads up to three good sized bedrooms and a newly fitted (Jack & Jill) shower room. Two further bedrooms can be accessed by a separate staircase, with a large principal bedroom with en suite bathroom, and a further double bedroom. The accommodation on the first floor is incredibly flexible, and can suit most families' requirements.





OUTSIDE

The gardens are an absolute delight, with a front garden bordered by a stone wall with roses and shrubs and other lovely plants.

The main vehicular access leads through the original thatched archway to the rear. To one side of the archway is a large garage with double timber doors which open to the rear of the property. To the other side of the archway is a single garage/outbuilding with double doors to the front of the property and a side access door. The garage/outbuilding has power and light and could be put to a number of uses including a workshop, gym, garden office or further accommodation. Above is a loft space with a high level timber door for access.

There is a small garden to the rear of the property, which is an absolute delight with its lovely paved terrace and well stocked borders. There is also a larger private lawned area separated from the main property, an ideal place to perhaps put a summerhouse or a shepherds hut with lovely views of the church and countryside beyond. There is ample parking for numerous cars.

All in all, Smithy Farm is a truly fantastic property in an idyllic yet very convenient location.

LOCATION

The spectacular landscape of this beautiful county is regarded as some of the finest in the southwest, much of which is designated an Area of Outstanding Natural Beauty; a haven for keen walkers and riders well catered for by a network of paths and bridleways. Around half an hour's drive away is the stunning Jurassic coastline an UNESCO World Heritage site with many pretty coastal villages and towns, including the elegant resort of Lyme Regis with its Cobb harbour, beaches and sailing club.

Donyatt is a small village with a parish church, village hall and public house, the George Inn. The property is a short distance from the popular cycle route (Donyatt Halt) running from Chard to Ilminster, largely traffic free, making for the perfect family ride! The ever-popular small market town of Ilminster, with an excellent range of everyday shops, is just 2.7 miles. Crewkerne, with a main line station to Waterloo and supermarkets including a Waitrose, is 9



miles away. Taunton, the County Town of Somerset, is just over 12 miles away with its shopping centre, out of town supermarkets and retail parks, recreational facilities including multiplex cinema and a main line station with fast trains to London Paddington. The A303 lies just to the north and provides links to the M3 and London to the east, and Exeter to the west. The M5 is within easy reach at Taunton.

SPORTING & RECREATION

South Somerset is well known for its sporting and leisure pursuits which include golf at Cricket St. Thomas, Taunton and Yeovil. Theatres in Salisbury and Bath. Horse racing at Bath, Wincanton, Salisbury and Taunton. Cricket at the County ground at Taunton. The Dorset coastline has been recognised as a World Heritage site and is only a short distance away with its spectacular coastal path.

EDUCATION

This area is renowned for its excellent schooling. State primary schooling within catchment in the nearby village of Broadway, with secondary education at Holyrood Academy, Chard. Taunton School and King's and Queen's colleges, Kings Hall Preparatory School, Hazlegrove, Perrott Hill, Sherborne School, Millfield, King's Bruton, Bruton School for Girls.

PROPERTY INFORMATION

SERVICES: Mains electricity, water & drainage. Oil fired central heating.

LOCAL AUTHORITIES: South Somerset District Council. Tel: 01935 462462. Somerset County Council. Tel: 0845 345 9166.

COUNCIL TAX: Band E

TENURE: Freehold with full vacant possession upon completion

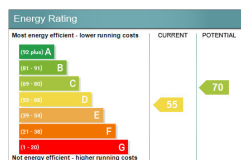
VIEWINGS: Strictly by appointment with Jackson-Stops

DIRECTIONS:

Navigation by what3words: [///darts.moment.mascots](https://www.what3words.com////darts.moment.mascots)

The property is in the heart of the village next to the George Inn.





Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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