

HIGH STREET, ILCHESTER, BA22 8NQ



Full of personality, this exceptionally roomy period home offers much more than meets the eye.

With a sprinkling of character features, and a light and airy family size kitchen / breakfast room with bi-fold doors opening onto the rear garden, there's plenty of room for a growing family.

There's even scope for an attic conversion although with 3 double bedrooms already you'll hardly need it. There's also a recently refurbished bathroom with separate shower.

Downstairs, there's a lovely feeling of space from the moment you walk in, with an unusually large reception hall which could easily be used as a study area if you wish and a useful downstairs WC too. The living area is cosy with a woodburning stove, but also opens into a large family room / dining space. The property benefits from double glazing and gas central heating plus under-floor heating in the kitchen. At the rear is a fully enclosed south-westerly facing garden with useful store / workshop.

Definitely one to view!

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**GUIDE PRICE £235,000 FREEHOLD**



**LOCATION**

The property is situated in a pretty street of similar period properties, in the heart of the village of Ilchester. Ilchester itself is steeped in history, having been an important Roman and medieval town, and once effectively the county town of Somerset. Now a thriving village, it has a range of local facilities including pub, hotels and restaurants as well as a couple of independent retailers and garages. There is also a local primary school and it is well placed for access to both RNAS Yeovilton and good road links. The nearby towns of Yeovil and Somerton offer a wider range of facilities.

**ACCOMMODATION**

Double glazed front door with decorative inserts opens to:

From the Inner Hall further double glazed double doors open to:

**Kitchen / Breakfast Room 5.15m (16'10") x 3.58m (11'8")**

A light filled westerly facing room with plenty of space for day to day family meals. Double glazed bi-fold doors open to the rear garden. Tiled flooring. A range of Ikea freestanding and fitted units including a stainless steel sink unit and space for electric range cooker. Ceiling light point and further recess down lighters to ceiling. Space and plumbing for washing machine, tumble dryer and slimline dishwasher. Wall mounted Vaillant gas combination boiler. Electric under-floor heating.

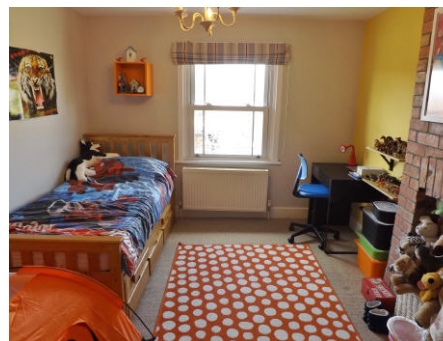


**First Floor Landing**

With feature display recess at the top of the stairs. Built in laundry / storage cupboard. Access to loft space via hatch. Two ceiling light points and doors to:

**Bedroom One (currently used as Bedroom Two) 4.27m (14'0") Max 3.26m (10'8") x Min 3.10m (10'2") Max**

With UPVC double glazed sash window to the rear elevation. Radiator. Feature exposed brick fireplace (not in use). Ceiling light point.



### Reception Hall

A particularly spacious hall with ample room for furniture and storage or potential study area. Engineered hardwood laminate flooring. Radiator. Recess downlighter to ceiling. Glazed double doors open to:



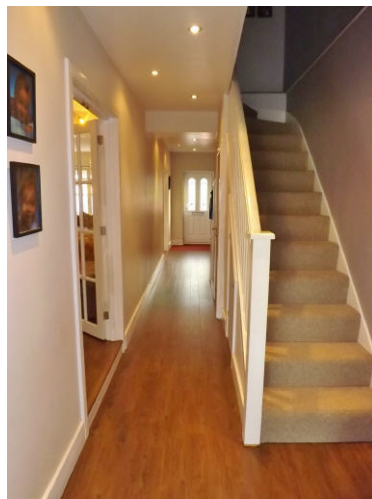
### Living Room 5.14m (16'10") x 3.77m (12' 4") Max

With two UPVC double sash windows to the front aspect. Feature brick fireplace housing wood burning stove. Radiator. Four wall light points and further wall mounted spotlights. A step up to:



### Family / Dining Room 4.15m (13'7") x 3.58m (11'8")

With continuation with wood flooring from hall. Radiator. Four wall light points and further wall mounted spotlights. Glazed double doors lead back into:



### Inner Hall

With continuation of wood flooring. Stairs to the first floor accommodation. Electric consumer unit. Recess down lighters to ceiling. Understairs storage cupboard. Door to:

### Cloakroom

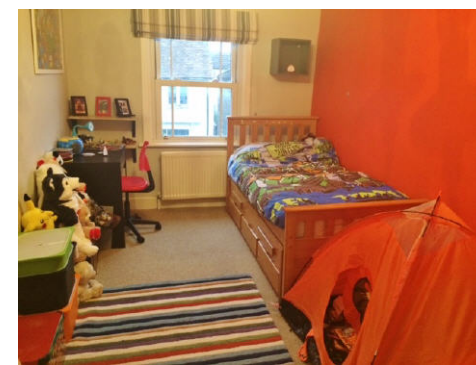
With low level WC. Wash handbasin with storage under. Extractor. Recess down lighter to ceiling.

### Bedroom Two 3.65m (11'11") x 3.31m (10'10") Max

With two UPVC double glazed sash windows to the front elevation. Radiator. Good size built in wardrobe to recess. Ceiling light point.

### Bedroom Three 4.70m (15'5") x 2.53m (8'3")

With UPVC double glazed sash window to the front elevation. Radiator. Ceiling light point.



### Bathroom

UPVC double glazed obscure sash window to the rear elevation. Attractive tiled flooring. Chrome ladder style towel rail / radiator. A modern white suite comprising panel bath, double shower cubicle, concealed cistern WC and vanity wash handbasin with storage. Tiling to splash prone areas. Matching storage / mirror. Extractor. LED down lighters to ceiling



### Outside

To the rear of the property is a south westerly facing garden which is laid to both lawn and patio and is enclosed by fence and brick walling. There is a substantial timber store / workshop measuring approximately 3.72m (12'2") x 3.43m (11'3") internally. Of timber construction with power and light with double doors to the front. Also in the garden is an outside tap and a side gate providing pedestrian access to the side of the property (although we understand this is NOT a legal right of way).

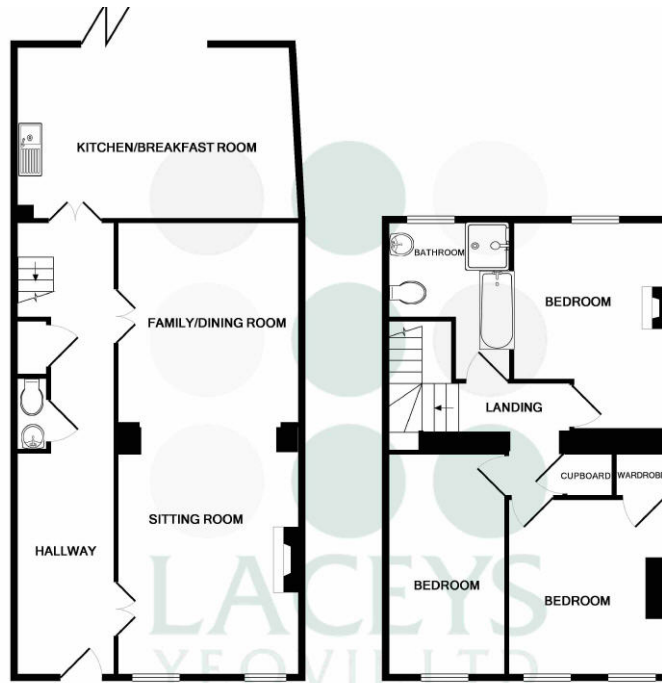
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# 15 HIGH STREET, ILCHESTER, BA22 8NQ



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	56	65
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

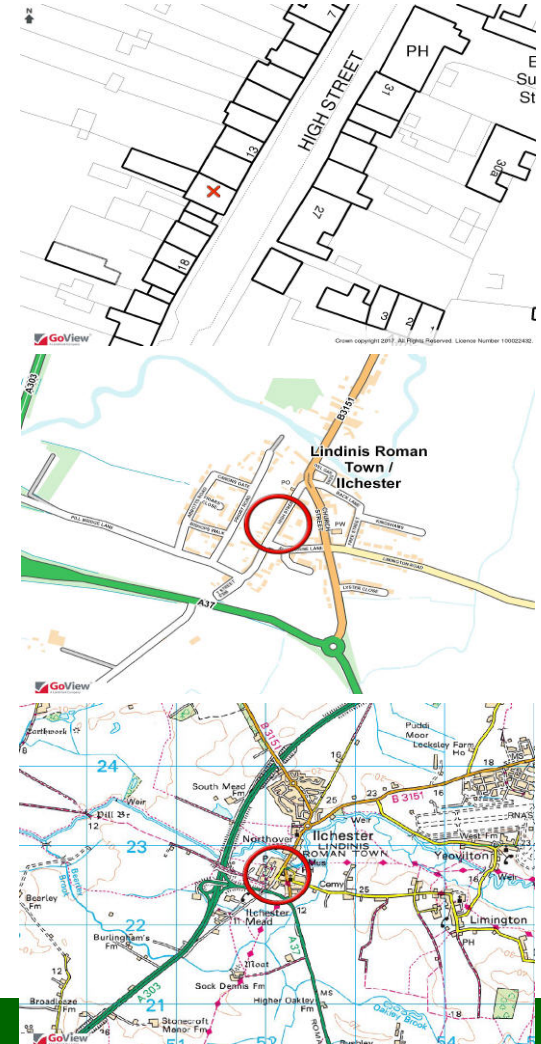


GROUND FLOOR  
APPROX. FLOOR  
AREA 797 SQ.FT.  
(74.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 571 SQ.FT.  
(53.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1368 SQ.FT. (127.1 SQ.M.)

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## DIRECTIONS

From Yeovil proceed into Ilchester on the A37 and then take the first left into Almshouse Lane. At the T-junction turn right into High Street and the property can be found on the left hand side.

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