



**FOR SALE**

2 Southernaways Cottage, Water Street, Seavington St Mary, TA19 0QR

£540,000



**ORCHARDS**  
ESTATES



Step into the timeless allure of this exquisite Grade II listed thatched cottage, where history meets modern comfort in perfect harmony.

Brimming with character, this stunning home showcases exposed wooden beams, charming archways, and elegant vintage touches that create an inviting atmosphere.

Boasting three spacious bedrooms and a generous garden, this property offers the ideal countryside retreat for families or those seeking a tranquil escape.

The breathtaking views and enchanting surroundings make it a truly one-of-a-kind opportunity. Don't miss your chance to experience the pure beauty of this exceptional home—schedule a viewing today!

£540,000





## LOCATION

Seavington St Mary is a small village located on the borders of Crewkerne, South Petherton, Yeovil and Ilminster. Ilminster is a medieval market town, the town centre of which is dominated by the ancient Minster church. The town developed further during the Georgian period with many of the properties being constructed in local yellow ham stone. The surrounding land is lightly wooded and is designated a special landscape area. Ilminster currently offers a full range of shopping – two supermarkets and a good range of independent shops – together with other amenities. In Ilminster there is also a first school and a Primary school as well as churches of various denominations. Ilminster has convenient road access both to the M5 at Junction 25 to the North and to the A303 on the outskirts of the town, providing a route to London / Home Counties or to the West Country. There are mainline railway stations at Taunton, Yeovil and Crewkerne. Bath, Bristol and Exeter all offer excellent cultural and shopping facilities and are within relatively easy travelling distance. The world heritage designated Jurassic coastline lies to the south along the Dorset coast – a short drive away.

## Approach

As you swing open the iron gate, you're greeted by the charming front garden of 2 Southernaways Cottage. Mature plants envelop you, creating a green sanctuary. Gravel pathways meander through the flower beds, inviting you to explore. You follow the path to the front door, stepping under the quaint thatched porch, ready to discover the cozy interior that awaits.

## Ground Floor Living

Stepping inside, you enter a bright hallway with feature beams, leading to the kitchen on the right.

**Kitchen** – A modern, spacious kitchen with ample units, space for a large fridge freezer, integral dishwasher, eye-level double oven, and hob with

extractor. A set-in sink with a window offers views of village life. Open-plan living includes space for a large dining table, seamlessly connecting to the sunroom.

**Sunroom** – Flooded with natural light, this inviting space boasts wooden-framed windows, blending indoor comfort with outdoor charm. It flows effortlessly into the living room and utility room. A small porch leads to the garden on the left and the utility room on the right.

**Utility Room** – Practical and charming, featuring built-in cupboards, generous counter space, and a classic Belfast sink. With plumbing for a washing machine, laundry becomes effortless. A convenient downstairs WC enhances functionality.

**Downstairs WC** – A well-designed space with a corner sink and vibrant colours that add style and warmth.

**Living Room** – A cozy retreat with exposed wooden beams, a wood burner stove, and atmospheric wall lighting, leading up to the first floor. Here's a condensed version while maintaining the original layout.

## First Floor Living

Ascending the stairs, you're welcomed by a beautifully crafted landing featuring stunning paneling, authentic wooden doors, and exposed beams, setting the tone for the upper floor.

**Bedroom** (Single) – A cozy retreat with exposed wooden beams, enhancing its warm, inviting atmosphere. The en-suite shower room adds convenience, making it ideal as a guest space or personal haven.

**En-suite** – Jack and Jill ensuite designed for comfort and elegance, featuring a spacious walk-in rainfall shower, stylish vanity unit, modern WC, and heated chrome towel rail for a touch of luxury.

**Bedroom** (Double) – A spacious room with large built-in wardrobes for ample storage. Exposed wooden beams add warmth and character, while direct access to the Jack and Jill en-suite enhances convenience.

**Bedroom** (Double) – Up a few steps, this generous room accommodates freestanding furniture for flexible layouts. The en-suite shower room adds practicality, making it a private and stylish retreat.



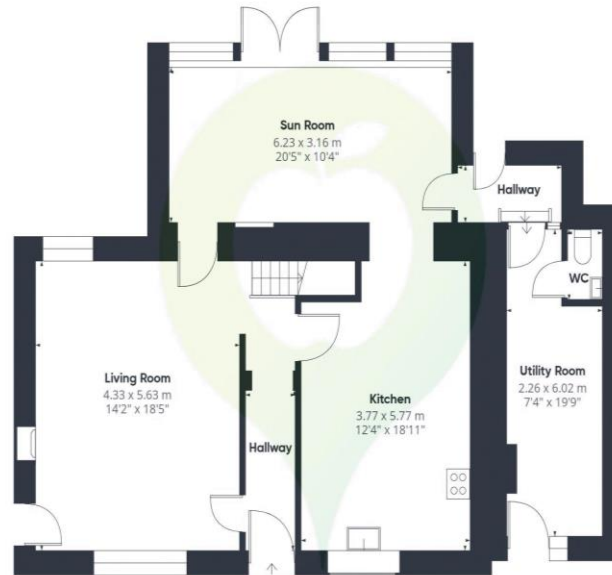
**En-suite** – A sleek corner shower maximizes space, complemented by a sophisticated vanity unit, chrome heated towel rail, and a modern WC, creating a blend of style and functionality.

### Garden

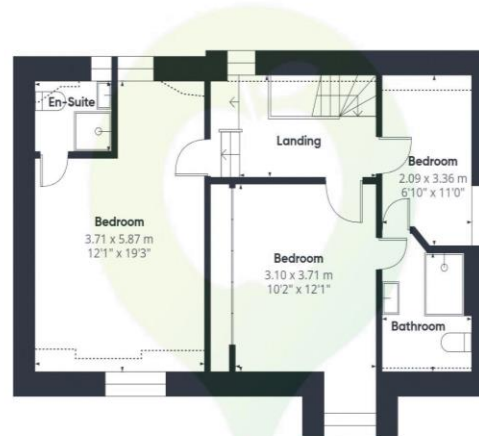
Stepping out from the sunroom and up the steps, you're welcomed into a breathtaking garden with panoramic views stretching across the stunning Somerset countryside. Lush greenery, mature trees, and vibrant plants create a serene natural escape. A charming garden room offers a tranquil retreat, perfect for relaxing or entertaining. The expansive lawn enhances the sense of space, making this outdoor haven a true gem for enjoying peaceful moments or embracing countryside living.

### Material Information

- Character Grade II cottage, built c. 1500's
- Freehold Property
- Council Tax Band: E
- EPC Rating: Not required
- Mains Drainage, Water, and Electric
- Wood Burner and oil central heating
- Combi boiler located in utility room
- On street parking
- Broadband: OFCOM: Superfast 61Mbps available
- Flood Zone: Flood Zone 1 Low risk of flooding from rivers and sea



Floor 1



Floor 2



### Approximate total area<sup>(1)</sup>

142.7 m<sup>2</sup>  
1536 ft<sup>2</sup>

### Reduced headroom

2.8 m<sup>2</sup>  
31 ft<sup>2</sup>

(1) Excluding balconies and terraces

### Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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