



FOR SALE

Cad Road, Ilminster, TA19 9HF

£700,000



ORCHARDS
ESTATES

Step into sustainable luxury with this exceptional detached home, one of the few properties to achieve an A-rating for energy efficiency.

Tucked behind traditional estate fencing and approached via a charming driveway, it offers instant kerb appeal and a sense of privacy.

The generous 0.71-acre plot provides endless potential—whether you dream of landscaped gardens or outdoor entertaining spaces. Inside, natural materials like oak flooring and solid internal doors blend seamlessly with modern technology, including Cat 5 cable for high-speed connectivity.

The versatile layout includes spacious bedrooms, a flexible downstairs room perfect for a home office or guest space, and a thoughtfully designed utility room with a ground-floor shower. This is a home that balances timeless style with contemporary convenience—ideal for those who value comfort, efficiency, and room to grow.

£700,000



LOCATION

The village is very accessible via Ilminster / Puckington or the A358 and just a few minutes' drive from Ilminster, which offers day to day amenities including a range of independent shops and supermarkets and is also well placed for road links via the A358 to the A303, A30 and M5. Ilton itself benefits from facilities including a pre-school and primary school, cricket pitch, public house, village hall and riding stables / livery yard. Taunton (9 miles) the County Town, provides a range of recreational, scholastic and shopping facilities, as well as a main line railway station (Paddington line). Yeovil and Crewkerne (with its Waitrose supermarket) lie within a similar distance and have main line railway stations (Waterloo line).

Approach:

The property is approached via a large, sweeping gravelled driveway that curves elegantly to the front porch, offering a grand welcome and ample parking. A round garden with mature shrubs adds charm and tranquility, beautifully framing the entrance and enhancing the home's countryside appeal

Kitchen:

The kitchen is a bright, dual-aspect space with southerly-facing windows overlooking the front garden. Finished with natural stone flooring and sleek quartz worktops, it combines elegance with everyday practicality. High-spec integrated appliances—including a hob, oven, microwave, warming drawer, dishwasher, and fridge freezer—are seamlessly built in for a clean, modern look. The open-plan layout flows into the dining room, creating a perfect setting for both casual meals and formal entertaining.

Dining Room:

The dining room is a striking architectural feature of the home, designed to impress and invite. A sloped glass inlet ceiling floods the space with natural light, creating an airy, open atmosphere that enhances every mealtime experience. Discreet spotlights add a touch of contemporary elegance, while French doors open directly onto the garden terrace—perfect for seamless indoor-outdoor entertaining. With ample room for a large dining table, this space is ideal for hosting gatherings, family dinners, or relaxed weekend brunches. It's a beautifully considered room that combines style, functionality, and a connection to the outdoors.

Utility/Shower Room:

The utility and shower room has been thoughtfully designed to maximise both functionality and style. With dedicated space for a washing machine and tumble dryer, it serves as a practical hub for household tasks. A sleek sink unit complements the integrated shower suite, while a contemporary vanity unit and concealed cistern WC add a touch of sophistication.

Bedroom 4/ Home Office:

The ground floor features a versatile additional room that offers exceptional flexibility to suit a variety of lifestyles. Whether used as a fourth bedroom, a dedicated home office, or a creative hobby space, this room provides valuable extra accommodation.

Living Room:

The living room offers a warm, characterful setting with a feature fireplace and wood-burning stove as its cosy centrepiece. Oak laminate flooring and doors bring natural elegance, while French doors open to the garden, filling the space with light. A discreet door leads to the plant/boiler room, housing the heating and hot water controls—combining charm with smart functionality.

First Floor Landing:

The first-floor landing is a bright, spacious corridor finished with oak flooring and matching doors, creating a warm and seamless flow to the bedrooms and family bathroom. Its open design enhances the sense of space and complements the home's elegant interior.

Bedroom One:

Bedroom One is a spacious, light-filled retreat with a rear-aspect window overlooking the garden. Soft carpeting adds comfort, while a walk-in closet offers generous storage. Direct access to a private ensuite completes this peaceful and self-contained space.

En Suite:

The en suite is stylishly appointed and thoughtfully designed for comfort and convenience. Partially tiled for a sleek, modern finish, it features a low-level WC, a contemporary vanity sink unit, and a shaver socket for added practicality. The walk-in shower enclosure is fitted with a luxurious rainfall shower.

Bedroom Two:

Bedroom Two is a spacious double room featuring a rear-aspect window that brings in plenty of natural light and offers peaceful views of the garden. Finished with soft carpeting, it provides a comfortable and inviting atmosphere. The room also includes access to the loft hatch.

Bedroom Three:

Bedroom Three is a spacious and light-filled double room, featuring a rear-aspect window that offers peaceful views of the garden. Ideal for use as a guest bedroom, family space, or a quiet retreat.



Family Bathroom:

The family bathroom is sleek and contemporary, finished with premium Porcelanosa tiling. With a stylish suite with a concealed cistern WC, modern basin, LED-lit cabinet, and shaver point. A separate shower cubicle and full-size bath offer comfort and convenience for every routine.

Garden, Parking and Garage:

Garden: Set within a generous 0.71-acre plot, the garden offers a peaceful and versatile outdoor space. A patio area provides the perfect spot for dining and entertaining, while a vegetable patch, greenhouse, and shed cater to gardening enthusiasts. Mature planting and open lawns create a tranquil backdrop ideal for relaxation.

Parking: A sweeping gravel driveway curves around the property, offering ample parking and leading to a double detached garage. PV solar panels with 5kw battery and hybrid inverter on the garage roof enhance energy efficiency.

Garden Room Behind The Garage:

The property features a charming garden room with double glazing, French doors, electrics, fully insulated and lighting ideal as a peaceful home office or sunroom with tranquil views of the landscaped grounds.

Material Information

- EPC Rating A
- Council Tax Band- E
- Air source heat pump with PV solar panels to optimise efficiency.
- Mains electricity. LED lighting throughout.
- Incoming phone line and broadband, TV aerial and booster in loft, connected to TV outlets throughout house.
- Private drainage via new sewage treatment plant.
- Rear Extension- Certificate of Lawfulness and Buildings Control obtained
- ASP/Immersion Boiler located in the plant room off Lounge
- 7.4 KW New Installed car charger
- Loft ladder, fully boarded and lighting
- Broadband- Ultrafast 1800 mbps Cat 5 Installed
- Floodzone 1 – Very Low Risk

