



**Peasmarsh, Ilminster, Somerset**

Guide Price  
**£625,000**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858

The logo for Symonds & Sampson is located in the bottom right corner. It consists of a dark green square with the company name in white and yellow text, and the text 'ESTABLISHED 1858' in white on a yellow background at the bottom.

Stylish and homely, spacious and bright. A stunning four double bedroom barn conversion with double garage, located in a rural hamlet close to a countryside cycle path making it just a two mile walk or bike ride to town.

Peasmarsh,  
Ilminster,  
Somerset,  
TA19 0SG

Council Tax Band F

Contemporary, character accommodation

Stunning part "open-plan" Living Space

Spacious Kitchen / Dining Room

Separate Utility Room, Cloakroom

Spacious Galleried Landing

Four Double Bedrooms, Two En Suite

Master with walk-in dressing room

Family Bathroom, Mains Gas central heating

Double Garage, Landscaped Gardens

#### **Accommodation**

Please see floor plan.

Viewing strictly by appointment through  
Symonds & Sampson Ilminster office on 01460  
200790





### Situation

Peasmarsh is a small rural hamlet located to the south of the pretty market town of Ilminster. Conveniently located near to the A358 it has excellent road links to the south, via Chard to the Jurassic coastline, and to the north joining with the A303 and M5 at Taunton.

Located alongside the Sustrans Route 33 cycle path, this section extending from Ilminster to Chard along the site of the old railway line and passing the Chard Reservoir / nature reserve along the way. It is a popular facility for horse riders, dog-walkers, joggers and cyclists alike to enjoy both the local countryside and a bit of history along the way. The cycle path makes Peasmarsh just two miles on foot or bicycle from the edge of Ilminster, so it's accessible even if you don't wish to take your car.

The adjoining village of Donyatt has facilities including a popular pub, recreation ground and village hall, and bowls club. Ilminster has a large town centre supermarket plus further Co-op / Peacocks store in the market square. There is also a superb range of independent shops.

### The Property

Part of a small select rural development of properties converted around 2015, this stunning detached barn



conversion strikes the balance between stylish and homely just perfectly.

Cleverly combining the original features of a period barn with the use of natural timber and glass, the character accommodation feels warm and cosy yet still bright and spacious. Whilst there's an element of open plan living, the design has allowed for enough separation to make sure the layout is completely practical day-to-day. Despite the more rural location, also this property has the rare benefit of mains gas central heating.

On the ground floor, the front doors open into an impressive open plan entrance hall with an atrium feel – the part vaulted ceiling and full length glazed windows opposite flooding the room with light. The oak and glass balustrade of the staircase provide glimpses through to the sitting room beyond, the entire space unified by oak flooring. Further french doors open to the garden from the sitting room. Across the hall a wide opening leads through into the spacious kitchen / dining

room which also overlooks the rear garden. The kitchen is fitted with contemporary cream gloss units comprising floor and wall mounted storage cupboards, drawers and wine racks with work surfaces over. The units incorporate integrated dishwasher, fridge / freezer, double electric under counter oven and gas hob, with decorative tiled splashbacks. Oak latch doors lead to a side lobby with slate effect tiled flooring continuing throughout the downstairs cloakroom and separate utility room. The lobby gives useful access to the side garage door and for unloading shopping. The utility room fitted with complementary gloss units including useful second sink unit, worktop and space for both your tumble dryer and washing machine. It also houses the boiler for central heating.

On the first floor is an attractive galleried landing with further oak and glass balustrade, and skylight window. A great spot for an extra comfy chair or favourite piece of furniture. Further oak latch doors lead to four double bedrooms and open to the airing cupboard with hot water cylinder and

slatted shelving. The master bedroom benefits from an en suite walk-in dressing room as well as separate en suite shower. To the other end of the landing is a pleasant guest room with second en suite shower room. There are two further double bedrooms one of which is currently used as a home office / study. The family bathroom is fitted in a similar design to the en suite shower rooms with slate effect tiled flooring, honed and filled travertine wall tiles and white suite including freestanding roll top bath with shower handset, WC and wash hand basin.

#### Outside

The property is approached over a private road that leads onto a generous gravelled driveway providing ample parking and turning space. It also provides access to the detached double garage, located in front of the property with two up and over doors power and light. One corner of the double garage has been partitioned into a small store area with power, accessible via the former side door.





To the side of the property a wrought iron gate leads through to the rear garden, via a paved pathway with gravel to the side, leading onto a substantial and private patio running across the rear of the house. To one side, sheltered by a stone wall is an attractive ornamental pond of geometric design with pools, waterfall and rill surrounded by raised beds including shrubs, ferns and grasses. There is also an outside tap.

From the side path a timber arch leads through onto a good expanse of lawn, leading down to the end of the garden where the bio treatment plant is screened by a border including grasses and Phormiums. A clematis clad trellis screens a small vegetable garden with sleeper edged bed and fruit trees. Adjoining this area is a timber summerhouse with power and light.

#### Property Information

The vendor informs us that the residents pay an annual sum of c.£50 towards the upkeep of the private road.

**Tenure**  
Freehold

**Directions**  
From Ilminster proceed south along Ditton Street and up Listers Hill, heading out of Ilminster through Dowlish Ford and through the hamlet of Sea. Join the A358 and turn left, heading south. Take the next left at Peasmarsch into the no-through road and then the second right by the cottages into the private road. The property is then the first barn conversion on your left.

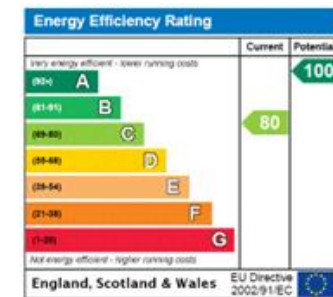
**Services**  
Mains gas, water, electricity. Private drainage via bio-treatment plant.

Broadband - Standard broadband is available.  
Mobile phone coverage - Network coverage is available from two providers indoor and four providers outdoor.  
(Information from <https://www.ofcom.org.uk>)

**Local Authority**  
South Somerset District Council

**Council Tax Band:** F  
**EPC:** C

KIS/09/02/2023



# Ilminster, Somerset

Approximate Area = 1880 sq ft / 174.6 sq m (excludes void)

Garage / Store = 326 sq ft / 30.3 sq m

Total = 2206 sq ft / 204.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2023. Produced for Symonds & Sampson. REF: 943310



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