



Pound Road, Horton, Ilminster

Guide Price
£585,950
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

Offering attractive and surprisingly spacious accommodation, this generous detached chalet-style home is tucked away in one of our most popular villages and offers a versatile layout with scope for single-level living if required.

**Pound Road,
Horton,
Ilminster,
TA19 9QT**

- Detached chalet-style property
- Tucked away location in popular village
 - Set in attractive gardens
 - Driveway and double garage
- Potential to create single-level living if required
 - Three good-size double bedrooms
- Master with en suite, plus unusually spacious family bathroom
- Sociable kitchen / dining / family room, utility and WC
- Dual aspect sitting room, separate formal dining room, study

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





The Property

This property has many plus points, from attractive gardens to its excellent room sizes but the real bonus here is its versatility. Whatever stage of life you're at, this offers great, flexible living space. It's large enough for a busy family to spread out and all have their own space and yet could equally suit those downsizing from a much larger property who want to retain very good proportions but still have one eye to the future when single-level living might be required. It's the ideal "forever" home that can change with your needs. What we also noticed is that alongside this, you could also say that the garden are "just right" - if you're a keen gardener there is plenty here to keep you occupied and yet those looking for a little less will be glad of the predominantly level and accessible plot.

The property was built in 2000 to an individual design and is tucked away down its own driveway with double garage to the front. A storm porch with timber posts shields the front door which opens to a lovely hallway with plenty of room for furniture and a turning staircase to the end of the hall with understairs storage.



The dual aspect sitting room is to one side with patio doors spilling out onto the garden and feature fireplace housing an LPG gas real flame fire in a woodburner style. Across the hall a separate study at the front includes some fitted storage and shelving but also offers potential for conversion to a ground floor bathroom or en suite if preferred. It lies adjacent to a generous formal dining room which could be incorporated to create a ground floor master suite.

Beyond the hall, the exceptionally spacious kitchen / family room offers more than enough space for even the largest of dining suites as well as a sofa or comfy chairs, and enjoys an outlook over the rear garden. The kitchen area is attractively fitted with cream shaker style units that incorporate fitted cupboards, matching dresser-style unit and display shelving. They include an integrated fridge / freezer, dishwasher and Economy 7 electric AGA with conventional oven / hob extension to one side. The granite effect resin work surfaces incorporate a ceramic butler sink and mixer tap. Beyond is a separate utility room with further

fitted units and useful extra sink, with Grant oil-fired boiler under the worktop and door opening to the garden. There is also a downstairs cloakroom to one side.

First Floor

On the first floor the Velux window floods the stairwell with natural light. The landing incorporates an airing cupboard with double doors housing the hot water cylinder and shelving.

The master bedroom lies at the rear and is a particularly good size room with some fitted storage / wardrobes to one side, and an en suite shower room. There are two further spacious double bedrooms perfect for a family or guests and an exceptional family bathroom with large shower cubicle including mains shower, separate double ended bath with Victorian style shower handset, WC and vanity wash hand basin with copious storage.

Outside

The property is accessed over its own gravelled driveway

over which the neighbouring property has an initial right of way. A gate leads through onto the parking and turning area in front of the detached double garage with two up and over doors, power and light. A side door gives access from the front garden. The front garden is laid to lawn with borders and ornamental cherry tree. To one side is a useful timber outbuilding / studio space with double glazed window and door to the front, ideal for storage or as a space for your hobby. There are pathways to the both side of the property providing access, with the wider access on the north side of the house incorporating a timber arch and trellis covered with mature climbers. There is a timber greenhouse to one side and the current owners have installed raised beds to "grow your own". The remainder of the garden is predominantly lawn with well-stocked borders and rockery area. There's space to dine "al fresco" on the adjoining patio. To one end of the garden is a lovely timber summerhouse perfect to catch the sun later in the day. There are also outside taps near the garage and utility room.





Situation

Situated within Horton which also lies adjacent to the village of Broadway, both of which have a great range of village facilities. Each village has a thriving pub with accommodation. For families there are two playgrounds, a pre-school and the well respected Neroche Primary School in Broadway. There is a post office in Horton, and various parish churches of different denominations locally. The combined villages of Broadway and Horton have a great range of clubs and societies including a thriving cricket club for those who like to get involved in the community. There is a medical centre within Broadway. The pretty market town of Ilminster lies just over 3 miles from the property and has a wonderful range of independent stores including award-winning butchers, delicatessen, cheese and dairy shop, and greengrocers as well as two town centre supermarkets for your everyday essentials.

Services

Mains electricity, water and drainage are connected (pump to public sewerage system). Oil fired central heating - boiler located in utility room. Tank located behind double garage.

Broadband - Ultrafast broadband is available.

Mobile phone coverage - Network coverage is good both indoor and outdoor.

(Information from <https://www.ofcom.org.uk>)



Council Tax Band
Band F

Tenure
Freehold

Property Information

The property owns the entire driveway with the neighbouring property "Twisty Willows" having a right of access to reach their own driveway and garage.

The neighbouring property has applied for planning permission to convert their attic into further accommodation.

Flood Risk

Stated as very low risk from both the Rivers and Sea, and Surface Water

Stated as unlikely from groundwater and reservoirs

<https://check-long-term-flood-risk.service.gov.uk/risk>

Directions

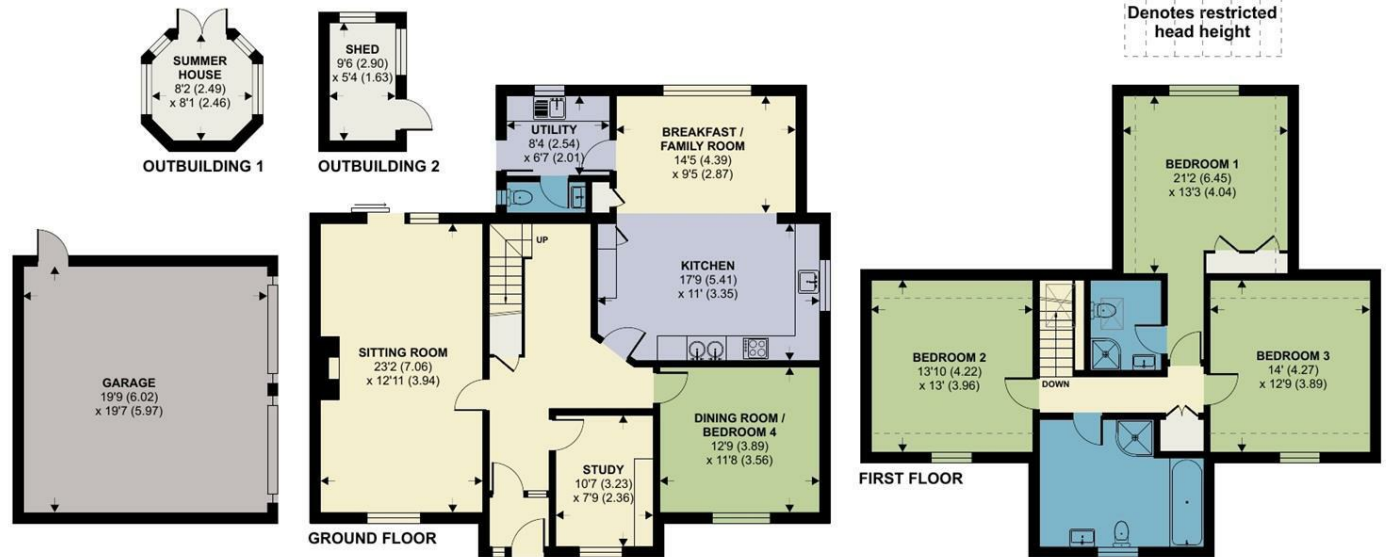
From Ilminster proceed into Horton through Puddlebridge and at the Five Dials Inn take the second right into Pound Road. Proceed past the converted chapel on your right and the entrance to the driveway for Wylve can be seen a couple of doors down on the right hand side, next to Twisty Willows.



Pound Road, Horton, Ilminster

Approximate Area = 1940 sq ft / 180.2 sq m
 Limited Use Area(s) = 109 sq ft / 10.1 sq m
 Garage = 387 sq ft / 35.9 sq m
 Outbuildings = 111 sq ft / 10.3 sq m
 Total = 2547 sq ft / 236.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		75
(39-54) E	60	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

ILM/KJS/14/09/2023



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Symonds & Sampson. REF: 1032098



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