



## Green Lane, Ilminster, Somerset

Of interest to cash buyers, with four double bedrooms, an impressive extended living room and useful downstairs study, this spacious home is set right on the edge of town backing onto open countryside.

Offers In Excess Of

**£400,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## 2, Green Lane, Ilminster, TA19 9BY

- Of interest to cash buyers only
- Attractively extended and well presented detached home
  - Four double bedrooms (master en suite)
  - Separate ground floor study / playroom
- Substantial living room with lantern ceiling and bi-fold doors
  - Kitchen / dining room
- Utility room with downstairs cloakroom
- Single integral garage, driveway parking
  - Cul-de-sac position on edge of town
- Garden with views over fields to the rear

Viewing strictly by appointment  
Symonds & Sampson  
01460 200790





### The Property

With a spacious and practical layout, this detached property is located right on the very edge of town in a quiet and small cul-de-sac overlooking open fields to the rear. Large enough for a family but still relatively low-maintenance, it offers the best of both worlds for those wanting the convenience of town with a countryside outlook.

On the ground floor, a smart and welcoming entrance hall has a useful separate study or playroom to one side. Beyond the hallway opens into an open plan eat-in kitchen, enjoying a pleasant outlook at the rear. The kitchen is fitted with a range of modern country-style units comprising floor and wall mounted storage cupboards and drawers with work surfaces over incorporating sink unit, 5 burner gas hob and stainless steel cooker hood over, double oven and microwave and integrated dishwasher. Throughout the ground floor recessed lighting and contemporary vertical radiators give a sleek, stylish look. Beyond the kitchen is a really useful separate utility room with complementary units and a handy extra sink. An extra door opens out onto

the rear garden and you can also access the integral garage from inside. Adjoining the utility room is a downstairs cloakroom.

Across the kitchen, an opening leads through to a semi-open plan living space, previously extended by way of an impressive lantern roof and bi-fold doors opening onto the rear garden. This addition has created a large dual-aspect and light-filled multi-purpose room, with attractive bespoke units and storage to one end including a wine cooler, and scope to use this area as a formal dining space if you wish. There is also an understairs cupboard with automatic light.

### First Floor

The large first floor landing includes a deep walk-in cupboard housing the hot water cylinder, and there's a separate laundry cupboard with slatted shelving. To one end of the landing is a master bedroom with en suite shower room, attractively fitted with modern suite including vanity wash hand basin with LED sensor mirror over, concealed cistern WC and double shower cubicle with mains shower.

There are three further double bedrooms including a fabulous dual-aspect room above the garage offering lots of flexibility as a bedroom, work room or hobby space. The family bathroom is also well designed with modern suite including panelled bath with shower handset and additional separate shower cubicle with mains shower, concealed cistern WC and vanity wash hand basin with associated storage, all finished with neutral tiling and chrome ladder style towel radiator.

### Outside

To the front of the property a tarmac driveway provides off road parking and access to the integral single garage with electric roller shutter door, power and light connected. The garage also has a useful internal door to the utility room and houses the wall mounted Alpha gas central heating boiler. A pathway leads through the lawned garden to the front door. At the rear is an enclosed lawned garden with post and rail fence backing onto open fields. There is a decking area to one corner, and there are both external power points and an outside tap.

## Situation

Ilminster is one of South-Somerset's prettiest market towns and everything needed for day-to-day living is on the doorstep. There is a wide variety of independent stores centred on the market square and 15th century Minster Church. The town is well served by a modern health centre including two surgeries, a dental surgery, a primary school, a town-centre Tesco store, hairdressers, cafes, pubs and takeaways. The nearest mainline station is 10 minutes away in Crewkerne (London Waterloo-Exeter). Taunton Station serves Bath, Bristol and London Paddington. Within approximately a 30-minute drive lies the Jurassic Coast World Heritage site and the famous seaside town of Lyme Regis.

Home Farm Way is located towards the western edge of town, off Station Road. There is pavement access should you wish to walk into to the town centre which lies around a mile to the east. There are also excellent road links via the Southfields Roundabout which connects with the A303 and A358.

## Services

Mains electricity, water, drainage and gas are connected.

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

Council Tax Band E

## Property Information

Following an ingress of water in 2021 when the River Isle burst its banks the vendors have installed substantial flood defences. The property is being marketed to cash buyers only due to the fact it cannot be fully insured (including flood cover) on reasonable terms, making any mortgage lending unlikely. For further information in terms of the lending and insurance implications, including a rough indication of potential insurance costs please contact our office.

## Flood Risk

Rivers and Seas - High

Surface Water - High

## Directions

From the town centre proceed west and join Station Road, continuing down the hill past The Shrubbery Hotel and continuing straight on at the roundabout on Station Road. Turn right into Home Farm Way and continue until the end, bearing right into Green Lane where the property is on your left.

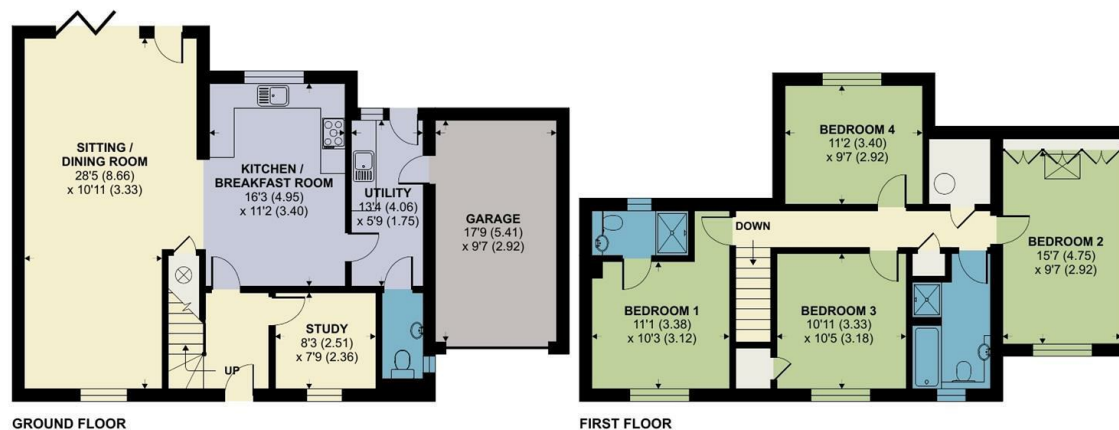
## Green Lane, Ilminster

Approximate Area = 1585 sq ft / 147.3 sq m

Garage = 177 sq ft / 16.4 sq m

Total = 1762 sq ft / 163.7 sq m

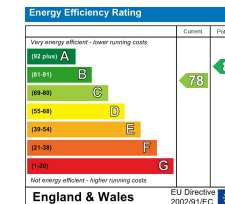
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Symonds & Sampson. REF: 1074353



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