



## Stocklinch, Ilminster, Somerset

Set in a just over a third of an acre with a beautiful rural outlook, this spacious bungalow has been well looked after and offers plenty of scope for further extension.

Guide Price

**£500,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



## Stocklinch, Ilminster, Somerset, TA19 9JF

- Far reaching countryside views
- Offered for sale with no onward chain
  - Set in just over a third of an acre
  - Attractive well-stocked gardens
    - Ample parking
- Rural location within a short drive of Ilminster and excellent road links
- Three bedrooms plus further study / reception room
  - Extended kitchen / breakfast room
- Living room with additional dining area opening onto the gardens
  - Accessible shower room / wet room

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







### The Property

Set in a generous plot with a wonderful countryside outlook, this super bungalow is set on the edge of a sought-after village. Being well-presented throughout, it will make the ideal home for those wanting no-hassle single-level living with no immediate need for lots of updating, but also offers a great deal of scope for further extension should you wish. Green-fingered buyers are sure to love the generous and mature gardens, which also back onto countryside at the rear.

Having been extended and improved over the years the property benefits from a modern shower room / wetroom and kitchen and also benefits from oil fired central heating and double glazing. A storm porch to the front leads through to an entrance hall with room for a console table and easy chair perhaps. A good size cloakroom beyond is fitted with a modern suite and obtains borrowed natural light from a small store room behind. To one side, the former garage is now a versatile dual aspect room ideal for a hobby space or home office. Adjoining this room is a small store which has power connected and could house a separate freezer or similar, or alternatively be reconfigured to add a further door to the garden if you prefer.

The spacious dual aspect living / dining room enjoys fabulous views across the front garden to the countryside beyond and has an open fireplace (currently not in use) with sliding patio doors opening onto the gardens at the rear. An inner hall includes the airing cupboard with hot water cylinder and leads to the remaining accommodation. An extended kitchen / dining room also opens onto the garden via french doors, and as well as having room for your dining table there's also plenty of room for an easy chair or two from which to look out onto the colourful garden. The kitchen is fitted with a range of attractive modern units comprising floor and wall mounted storage cupboards and drawers with work surfaces over incorporating one and half bowl single drainer stainless steel sink unit and appliances including double electric oven, fridge and freezer. The flooring is a practical slate effect tile which extends through to the separate utility room. A back door opens to the garden and further fitted units incorporate a useful second sink and space for a washing machine. The floor standing oil fired boiler is to one side.

There are three bedrooms, including two double rooms (one

tucked away at the rear with built-in wardrobes) and a further single bedroom. The two front bedrooms both enjoy the far reaching views. The former bathroom has been updated with an easy-maintenance wetroom style shower room, with fully tiled walls and shower area with integral drain and Mira electric shower. There is also a fitted storage cupboard to one corner, wall hang basin and WC.

### Outside

The property is sat almost to the centre of its plot giving it an impressive frontage and a feeling of being set back from the country lane on which it sits. Alongside the attractive front gardens a generous tarmac driveway provides parking and turning space and access to a further area of paved parking. A side timber fence and gateway leads through to the rear garden. A patio extends across much of the rear of the property, with an attractive ornamental pond to one side and raised beds stocked with soft fruit including raspberries, blackcurrants and rhubarb. The oil tank is also located here. There is an expansive rear lawn with mature ornamental trees including weeping birch, shrubs and herbaceous borders with rose clad timber arch. To the opposite side of the property is a further patio, mature

medlar tree, compost area and timber garden shed. There is also a second outside tap.

### Situation

Stocklinch is a small but surprisingly active and accessible rural community. We are told there is a great sense of community for such a small village with the village hall very much a hub for local events throughout the year. There's a great mix of people in the village spanning all age groups.

The nearby village of Barrington, famed for its superb National Trust property Barrington Court, has a village pub and pre-school as well as other local groups. Just 3 miles to the south-west Ilminster is a highly sought after small market town with a range of independent and high street stores including award winning butchers, delicatessen, bakers, cheese and dairy shop, as well as two town centre supermarkets for your everyday essentials. Ilminster also provides the local doctors surgeries and dentists, as well as various hairdressing salons, dry cleaners and wonderful well-stocked hardware store.

### Tenure

Freehold

### Services

Mains water, electricity, and drainage are connected. Oil fired central heating. Boiler located in utility room.

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

Somerset Council - Band E

### Property Information

We are informed by the vendors that the conversion of the former integral garage to a room was carried out by the previous owners and may only be of single-skin construction. There is no paperwork relating to this.

The sale of the property is subject to a grant of probate which has not yet been received. Please contact us if you would like an update on timescales prior to a viewing.

Documentation may not be available for all of the upgrade works that have been done during the vendor's ownership such as new windows, door and boiler.

However building regulations approval was obtained for the kitchen / utility extension and there are various other documents available including boiler servicing record etc. Please ask us for any further information you may require.

## Stocklinch, Ilminster

Approximate Area = 1328 sq ft / 123.4 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	59	75
England & Wales		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2023. Produced for Symonds & Sampson. REF: 1090512



ILM/KJS/3/11/23

### Directions

We suggest that you DO NOT follow your Sat Nav but to approach Stocklinch from the Puckington / Ilford / Three Bridges direction (eg from the west). Proceed into the Stocklinch and the property will be on your left hand side before you reach the middle of the village.



01460 200790

Symonds & Sampson LLP  
Symonds & Sampson 21 East Street, Ilminster, Somerset, TA19 0AN

ilminster@symondsandsampson.co.uk  
www.symondsandsampson.co.uk

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