



Rapps, Ilminster

Guide Price
£725,000
Freehold

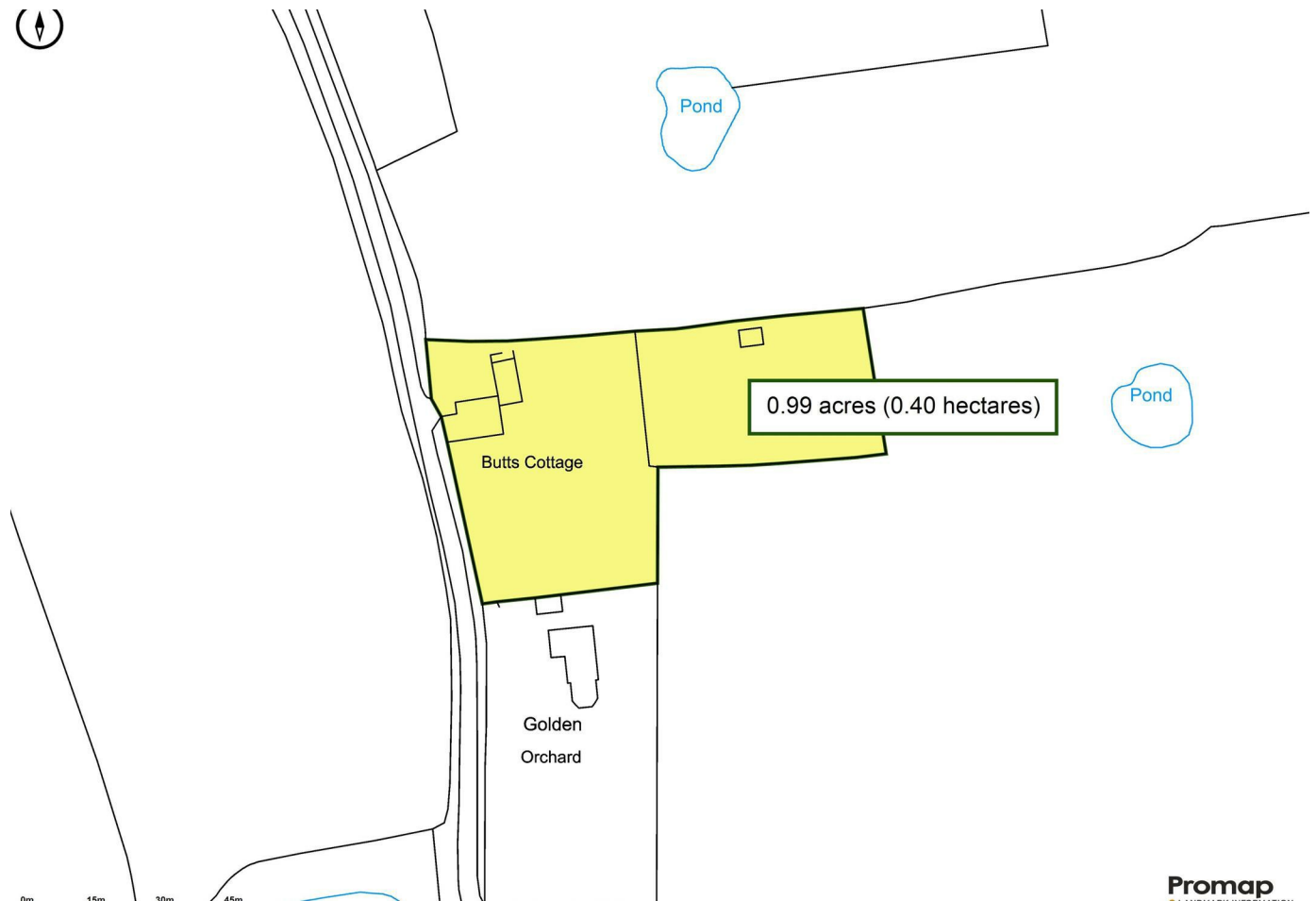
**Symonds
& Sampson**
ESTABLISHED 1858

A charming detached cottage, warm and welcoming with so much character, set in a plot of 0.99 acres (0.40 hectares) along a little-used country lane.

**Rapps,
Ilminster,
TA19 9LG**

- Charming detached cottage set in 0.99 acres (0.40 hectares)
- Rural location but with excellent road links nearby
- Not "listed" giving scope for further redevelopment in the future
 - Characterful accommodation throughout
 - Beautiful and versatile reception room with inglenook fireplace
- Further sitting room / snug and separate garden / day room
- Breakfast room, kitchen and laundry / utility room
- Three bedrooms including master with en suite and / or potential guest suite
 - Downstairs cloakroom, interconnecting double garage
- Attractive sunny and private gardens with separate paddock area

Viewing strictly by appointment
Symonds & Sampson
01460 200790



Promap



The Property

This beautiful, homely cottage strikes just the right balance between spacious and cosy. Full of all the character features you could wish for, and a versatile layout which could suit a family or those looking to retire to the countryside, the property also has the balance of not being a "listed building" which offers a lot more scope for further extensions or remodelling in the future should you wish.

Whilst there's a more formal front door from the driveway, on a day-to-day basis you're likely to come into the entrance lobby which is part of the later garage and kitchen extension. There's a handy downstairs cloakroom and a pleasant dual-aspect kitchen with painted solid wood units, modern synthetic quartz style worktops incorporating a one and a half bowl stainless steel sink and built-in appliances including two under-counter fridges dishwasher, double oven, microwave and electric hob with cooker hood over. There is also a useful pull-out butchers' style trolley with matching worktop ideal for keen cooks who like additional workspace from time to time. A door opens into the double garage at the side, handy for keeping an additional freezer close at hand.



An opening from the entrance lobby brings you into a light breakfast room with room for a table and pretty display niches, in turn this opens through to a dual-aspect garden room, flooded with natural light and overlooking the attractive gardens. Useful as a day room, it's the perfect additional reception room for your morning coffee and has two sets of doors opening onto the garden allowing you to spill out in fine weather. A beautiful original doorway leads through to the principal reception room. Whether you use this as your main drawing room or large formal dining room, it is very much the heart of the home with its large inglenook fireplace, now including a stove style LPG gas fire for ease of use and stunning overhead beams. Under the stairs is a useful storage area accessible from both sides, and the stairs lead up to the first floor. Beyond this reception room is a further sitting room or snug, that would equally make a great study if you need to work from home. This has pretty stained glass feature windows and a further stone fireplace with LPG gas stove for a cosy glow.

There is further access from the main reception room to the formal front entrance, and the hall is designed to

incorporate plenty of storage for coats etc. A designated laundry / utility room links the front hall with the breakfast room and is well laid out with space for both washing machine and tumble dryer, ample storage and a useful second sink.

First Floor

On the first floor the attractive landing provides enough space for a reading nook, study area or simply to display your favourite piece of furniture perhaps. Beautiful overhead beams adorn the ceiling and original doorways typical of the era lead you through into the rooms. The master bedroom is a lovely sunny dual aspect room with a large expanse of fitted wardrobes under the eaves and a surprisingly roomy en suite bathroom with suite including panelled bath with shower over and glass screen, wash hand basin and WC. A tiled countertop provides extra storage under. From the middle of the landing there is a further bedroom overlooking the gardens with a built-in storage niche including optional hanging rail. At the other end of the landing is further dual aspect double bedroom with fitted wardrobe and adjacent modernised bathroom. An airing cupboard on the landing houses the hot water cylinder.

Outside

The property is surrounded by attractive and mature gardens enjoying excellent privacy and a sunny outlook. The whole plot extends to almost an acre (0.99 acres - 0.40 hectares). To the north side, the property is approached via timber gates onto a driveway providing parking and access to the attached double garage. This has double timber doors to the front, and a useful boarded storage area in the eaves. There is power and light connected and pedestrian doors both into the kitchen and to the garden at the rear. Off the garage there is also a useful walk-in larder/storage room with window, light, power and space for a freezer and includes access to the LPG cannisters for the central heating. The driveway also includes a working well, for which the vendors have connected a pump for garden use. However, the water would of course not be suitable for domestic use without testing / filtration.

The majority of the formal gardens lie to the south and east with some beautiful specimen trees and shrubs including Magnolia, Prunus and Blue Cedar. An attractive terrace from reclaimed stone extends across the south side of the





cottage. There are more formal herbaceous borders to the side. There is also a productive vegetable garden with blackcurrants, gooseberries and a raspberry cage. and greenhouse. There is also a lily pond.

There is also a further area of paddock located to the east side of the house and garden with mature apple trees, timber outbuilding / stable and timber tree fort for young children. This area extends to 0.395 acres (included with our total land measurement above) and may be suitable for smaller animals, but is currently used as a meadow style garden with mown pathways.

Situation

The property is tucked away down a little-used country lane within the hamlet of Rapps. The hamlet itself is on the western side of the village of Ilton and lies within easy reach of the A358 junctions which in turn connect with the A303 and M5 at Taunton. Ilton is a convenient village just a few minutes' drive from the pretty town of Ilminster which offers a good range of day-to-day amenities including a

lovely range of independent stores and supermarkets. Ilton village itself benefits from some local facilities including a local pre-school and primary school, active cricket club, public house, village hall and riding stables / livery yard. Taunton, the County Town, provides a comprehensive 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 they also have main-line railway stations (Waterloo line).

Services

Mains electric and water, LPG gas bottles, oil fired central heating. Private drainage with septic tank. Standard broadband is available. Mobile signal is available from all four major providers both indoors and out according to ofcom.org.uk

Tenure

Freehold

Property Information

There have been various historic planning applications within the area and all planning applications can be viewed on the following link <https://shared.xmap.cloud/?map=f7719ede-aa3f-4b98-9a50-533784c16da9> by inputting the postcode and using the planning permission tab on the left hand drop down box. We are not aware of any pending applications that should affect the property.

Thatch - The vendors inform us that the roof ridge and north facing thatch was replaced in 2016. They have provided a thatcher's report dated 23/10/2023, which states the ridge and south facing roof will need doing in about 2-3 years.

Council Tax Band - F

Directions

From the A358, just north of Ilminster take the turning signposted to Rapps, following the road east towards the village of Ilton. Pass the turning and green triangle on your right, and then take the next turning right into Butts Lane. Proceed for approximately 140m and the property can be found on your left.

Butts Cottage, Rapps, Ilminster

Approximate Area = 2067 sq ft / 192 sq m (includes garage)

Outbuilding = 202 sq ft / 18.8 sq m

Total = 2269 sq ft / 210.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	52	65
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

ILM/KJS/27/02/2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Symonds & Sampson. REF: 1092215



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