



Ilford, Ilminster, Somerset TA19 9EB

Guide Price
£750,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

With room for the family to roam, for animals to graze, and green-fingered buyers to garden to their hearts content, this enchanting cottage dates back to the 15th century and is set in a southerly facing plot of 2.51 acres (1.01 hectares).

Ilford,
Ilminster,
Somerset,
TA19 9EB

Council Tax Band E

Grade II Listed Detached Cottage

Rural yet accessible setting

Set within 2.51 acres (1.01 hectares)

Open-faced Dutch Barn

Southerly Facing Gardens

Fabulous Two-storey Treehouse

Farmhouse Kitchen / Dining room

Snug / Sitting Room, Further Living Room

Four bedrooms (Two En Suite)

Beautiful family bathroom with Underfloor Heating

Accommodation

Please see floor plan.

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





Situation

Ilford is a small rural hamlet away from busy traffic, located between the village of Ilton and the nearby villages of Puckington and Stocklinch. The village of Ilton is very accessible via Ilminster / Puckington or the A358. Ilford is just a few minutes' drive from Ilminster, which offers day to day amenities including a range of independent shops, cafes and supermarkets and is also well placed for road links via the A358 to the A303, A30 and M5. Ilton benefits from facilities including a pre-school and primary school, cricket pitch, public house, village hall and riding stables / livery yard. Not far away is the picturesque village of Barrington famed for its impressive National Trust house and workshops, and excellent pub. Taunton the County Town (9 miles) 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 have main line railway stations (Waterloo line).

The Property

According to the listing, this characterful cottage dates back as far as the late-medieval period and as each owner has handed the baton to the next, it has been adapted and extended over the centuries. Much of the original character remains with a plethora of features including beams, flagstones and inglenook fireplaces and yet the house has



been brought into the 21st century with comforts such as modern central heating via reclaimed period radiators and private drainage system. It is now a spacious, yet cosy family home.

The front door opens into a traditional cross passage hall with flagstone flooring, wattle and daub panels and steps down to the rear door where there's a utility area / cloakroom with space for your washing machine. To the west end of the house is an impressive farmhouse style kitchen / dining room with original flagstone flooring, mullion window and large inglenook fireplace complete with original bread oven. The inglenook is fitted with a modern woodburning stove, whilst to one side is traditional walk-in pantry cupboard. Whilst the current vendors favour freestanding kitchen furniture to suit the feel of the property, there are country style fitted units with space for an electric range cooker, and room for your dishwasher. Across the hall is a cosier sitting room or snug, with further inglenook fireplace and beautiful four-panelled chamfered-beam ceiling. To one corner the oak stairs rise to

the first floor. Beyond the sitting room is a further larger living room with dual aspect windows and a door opening to the garden on the south side, perfect for the warmer months.

The first floor is as full of character as you would expect. The master bedroom on the east side of the house has a superb, vaulted ceiling and far-reaching views over the gardens and land. An attractive en suite shower room has been created to one corner, with lovely use of natural wood and travertine stone. At the west end of the house is a further en suite bedroom. This en suite has a pretty, stone squint window and is fitted with shower cubicle, wash hand basin and concealed cistern WC. There are two further characterful bedrooms with mullion windows, and a beautifully modernised family bathroom with freestanding bath, separate double shower cubicle with dual head controls including overhead rain shower, WC and wash hand basin. The bathroom has both underfloor heating making it cosy underfoot and a chrome ladder style towel radiator. Along the landing is a walk-in store room or cupboard, which has in the past also doubled as a study / office space.

Outside

The grounds including the garden, extend to 2.51 acres in total with the majority of the land to the south of the house. Accessed from the lane (see agents note) the driveway leads to the rear of the house and provides parking and turning circle. To the southwest corner of the land is a substantial dutch barn of steel and timber construction, providing copious storage.

The gardens are enclosed by post and rail fencing. The original well has a stone surround and grill for safety. A mature tree has been transformed into a little persons' paradise with two-storey treehouse accessed via a metal spiral staircase and to one side of the garden is a chicken coup for your feathered friends. The oil-fired central heating boiler is located externally, adjoining the cloakroom / utility wall. To the front of the house is a small front garden with access to the main front door although on a day-to-day basis you are likely to use the rear door into the same cross passage hall.





Property Information

The property is Grade II listed.

An indemnity policy covers the track access from the lane onto the property's own driveway.

The vendors have informed us that the property has not flooded during their ownership, but prospective viewers are able to check the long-term flood risk for the area on the government website if they prefer as there is a higher than average risk for some types of flooding.

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

Directions

From Ilminster proceed up New Road and onto The Beacon. Continue out of Ilminster passing the Cemetery on your left and over the A303 flyover as if heading towards Puckington. On the sharp right-hand bend turn left signposted to Ilton. Take the first right turning signposted to Ilford. After approximately 300 metres, take the right hand turning towards the hamlet itself. The property is approximately 275

metres down this lane on your right-hand side before you reach the left-hand bend.

Services

Oil fired central heating (external boiler) Mains electricity and water, private drainage via treatment plant. Broadband - Ultrafast broadband is available. Mobile phone coverage - Network coverage is good both indoor and outdoor.

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

Tenure

Freehold



Bramble Cottage Ilford, Ilminster, Somerset

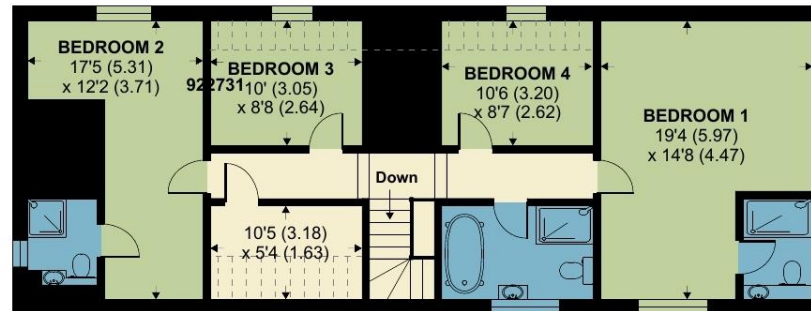
Approximate Area = 2044 sq ft / 189.8 sq m

Limited Use Area(s) = 79 sq ft / 7.3 sq m

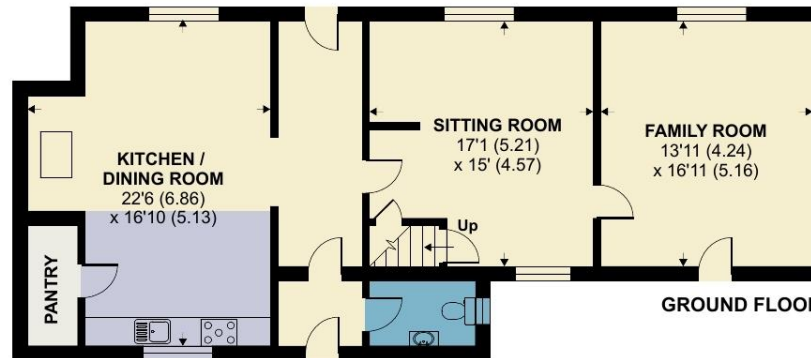
Outbuilding = 1057 sq ft / 98.1 sq m

Total = 3180 sq ft / 295.4 sq m

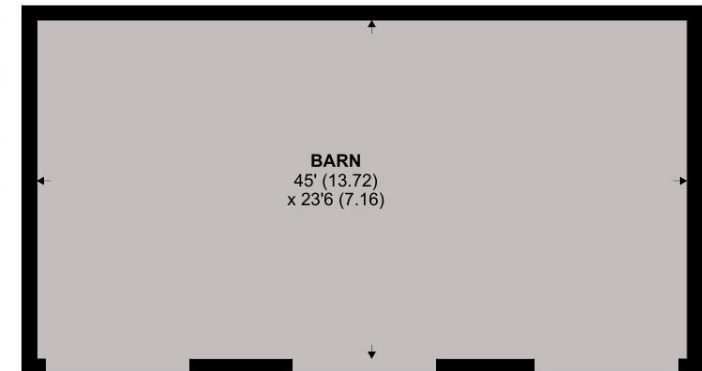
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 921846



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