



Lower Chillington, Ilminster

Guide Price  
**£600,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

Set in a beautiful rural hamlet, not far from the pretty town of Ilminster and good road links, this spacious character home offers great flexibility with manageable gardens, double garage and additional double carport.

## Lower Chillington, Ilminster, TA19 0PU

- Beautiful barn conversion in rural location
- Within reach of good road links and pretty market towns
- Character accommodation with modern convenience
  - Versatile and flexible living space with scope for single level living
- Spacious and sociable kitchen / dining room with vaulted ceiling
  - Separate utility room, boiler room and useful downstairs shower room
- Attractive large double aspect living / family room with scope to create further bedroom
- Further separate sitting room / optional ground floor bedroom
- Three first floor bedrooms including master with en suite
  - Sheltered garden accessible from all reception rooms, double carport and double garage

Viewing strictly by appointment  
Symonds & Sampson  
01460 200790





### The Property

This beautiful attached barn conversion offers spacious and versatile accommodation. Ideal for those needing plenty of space or room for visiting friends or family, it has a great layout for entertaining with all main reception rooms opening via french doors onto a sheltered and private garden. As there's already a downstairs shower-room there's also great scope to future-proof your move by utilising one of the reception rooms as a bedroom or splitting the larger of the reception rooms to easily create a further ground floor room. Either way, it makes a great long-term move for those wanting the best of rural living without sacrificing convenience.

The front door takes you into a welcoming hall with vaulted ceiling, exposed stone wall and oak flooring. A practical downstairs shower-room gives you a handy third set of facilities should you need it. A couple of steps takes you up to a very attractive dual-aspect living space. The oak floor continues with picture windows and french doors overlooking the garden to the west side and letting in the morning light from the east. A range of bespoke bookshelves and storage cupboards lines one end of the room, perfect for the avid reader or collector whilst at the opposite end the stairs lead up to the first floor. Beyond this room is a further generous sitting room with a cosier feel, including wood-burning stove.



From the hall a further door opens into a super sociable eat-in kitchen. With its vaulted ceiling, velux windows and exposed beams it is full of natural light and the sort of kitchen in which you are bound to naturally congregate. With space for the largest of tables and still room for freestanding furniture and a comfy sofa, it also opens onto the garden via french doors connecting all of the rooms with the garden, perfect for those summer parties.

The kitchen itself is fitted with a range of attractive cream shaker style units and oak worktops incorporating ceramic sink unit, electric hob and cooker hood, double electric oven and dishwasher. The adjoining utility room includes complementary units incorporating a useful extra sink, space for washing machine and a further appliance such as an under surface freezer. The adjoining boiler room makes the perfect accessible warm airing cupboard ideal for those wet coats and boots after a long countryside walk. The boiler room houses the oil fired boiler and electric consumer unit.

#### First Floor

The spacious first floor landing is dotted with more

character features including overhead beams, cottage style windows and oak latch doors. A useful overstairs cupboard gives extra storage. The master bedroom has a southerly facing picture window looking out over the surrounding grounds, and there is a spacious built-in double wardrobe. An attractive en suite shower room includes concealed cistern WC, vanity wash hand basin and double shower cubicle with mains shower, all fully tiled with decorative mosaic border. There are two further double bedrooms on the first floor, both with double built-in wardrobes. The rear bedroom enjoys far reaching views across the village to the countryside beyond. There is also a lovely family bathroom well-lit from the velux window above and fitted with contemporary suite including panelled bath with mains shower over and shower screen, concealed cistern WC and vanity wash hand basin with storage. This bathroom is finished in a timeless stone effect tile with natural travertine border.

The property benefits from double glazed timber sealed unit windows and doors in keeping with its surroundings, and has full oil-fired central heating.

#### Outside

To the front, the property has a right of way across the entrance for Sheepphouse Farm leading to its own front gardens and driveway. Adjacent to the front of the property is a pretty front garden and parking area, with a further area of garden opposite including oil tanks for both this property and the neighbouring property, screened from view. The neighbouring property has a right of way to reach their own property / driveway. Also opposite is a substantial attached double garage and double carport.

At the rear there is a sheltered and private garden with large patio extending across the rear of the principal rooms. The garden is laid to lawn with borders and central ornamental pond. A rear gate provides access out to the rear and down the side of the property via a pedestrian right of way via the neighbouring property.

#### Situation

Lower Chillington is the older part of the village, centred around the 13th century church. It's a small rural hamlet, conveniently placed almost equidistant of Ilminster and





Crewkerne and within easy reach of excellent road links, whilst being situated along quiet country lanes, very much away from busy traffic.

Ilminster lies c.4 miles to the northwest and has a wide variety of independent stores. These are mostly centred around the market square and 15th century Minster church and have everything you need from an award-winning butchers, delicatessen, cheese and dairy shop, homewares, antiques stores, clothes boutiques and gift shops. Ilminster is also well served by a town-centre Tesco store with ample free parking. Alongside is a bowls club and tennis club and Close-by a town library. Ilminster Arts Centre is a vibrant arts venue with licensed café and there are plenty of other places to eat too, including pubs, cafes, restaurants and take-aways. The town also benefits from several hairdressers / beauty salons and a dental surgery as well as modern health centre on the southern side of the town with two doctors' surgeries. Ilminster is arguably one of South-Somerset's prettiest market towns and has everything you need for day to day living on your doorstep. Should you need to go further afield it benefits from superb road links via the

A303 and A358.

Crewkerne lies c.5 miles to the southeast and is another small market town with attractive Georgian centre, and also benefits from a Waitrose supermarket and mainline railway station (London Waterloo).

#### Services

Mains electricity and oil fired central heating.  
 Private drainage via shared sewage treatment plant located on the neighbouring land.  
 Private water supply via the neighbouring farm. Please note, there is currently no UV filter at the property by choice but a new owner may choose to install one if they prefer - it is not compulsory. The vendors believe an approximate cost for this would be in the region of £300. Regular water testing is carried out by the farmer and documents can be provided.  
 According to Ofcom.org.uk standard broadband is available but you may be able to also obtain broadband via a fixed wireless provider in the area, in this case EE. The vendors have informed us that their router currently obtains its signal from a 4G mast approx. one mile away, high up on the A30.

Download is approx. 22 Mbps, upload is about 9Mbps.

Mobile signal is available from all four major providers.

Tenure  
 Freehold

Council Tax  
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#### Property Information

A copy of the title register can be provided upon request containing various rights, restrictions and covenants which buyers are welcome to check via their legal representative.

Please see note in services regarding private water supply.

**Directions**

From Ilminster proceed out of town along Townsend and through the village of Kingstone heading towards Crewkerne. Continue for one mile along Boyton Hill and then turn right on the sharp left-hand bend signposted to Ludney and Chillington. Continue along this lane for two miles, bearing left after Ludney and continuing into the village of Lower Chillington. Pass the green triangle on your right and then immediately after Sheephouse Farm turn right into the shared driveway and proceed across the tarmac area into the driveway for Stable Cottage.

**Stable Cottage, Lower Chillington, Ilminster**

Approximate Area = 1914 sq ft / 177.8 sq m

For identification only - Not to scale



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>	<b>71</b>	<b>80</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

ILM/KJS/15/02/2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrcocom 2024. Produced for Symonds & Sampson. REF: 1083858



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