



Lambrook Road, Shepton Beauchamp, Ilminster

Guide Price
£475,000
Freehold

Symonds
& Sampson

ESTABLISHED 1858

A handsome double-fronted property in a popular village, cleverly extended to create a deceptively roomy three double bedroom home with the added advantage of two en suites, perfect for guests or older children.

**Lambrook Road,
Shepton Beauchamp,
Ilminster,
TA19 0LY**

- Popular village with plenty of countryside walks nearby
 - Pleasant garden backing onto paddocks
 - Within 500m of village amenities
- Detached, extended home with good proportions
- Three double bedrooms, including two en suite
- Master bedroom with dressing area and spacious shower room
 - Generous dual-aspect sitting room
- Adjoining separate dining room and kitchen / breakfast room
 - Downstairs cloakroom
- Gardens, driveway and garage

Viewing strictly by appointment
Symonds & Sampson
01460 200790





The Property

This lovely detached property is located close to the heart of the village and yet within easy reach of footpaths taking you into open countryside. Having been improved and extended during the current ownership it has become a surprisingly well-proportioned, well-presented and comfortable home - ideal for those looking for a lower-maintenance village property with a traditional layout.

Being double-fronted, you enter into a hallway with stairs rising to the first floor and an open understairs area perfect for coats and shoes. To one side is a particularly spacious dual aspect sitting room, with french doors opening onto the garden and an attractive stone fireplace inset with a modern, sleek woodburning stove. Double doors lead through into a separate dining room, allowing it to be opened up to the living room or separated off for formal dining. It also lies adjacent to the kitchen giving scope to create a larger open-plan kitchen / living space in the future.



The current kitchen was extended as part of the two-storey extension to the side and now has an adjoining area including a breakfast bar and extra units creating a utility area, as these include an integrated washing machine, and space within a unit for your tumble dryer. The modern Kansas Pearwood units flow through to the main kitchen area and include floor and wall mounted storage cupboards, drawers and wine rack, also incorporating an integrated dishwasher, fridge / freezer, electric hob and double oven under, with cooker hood above. The worktops include a useful double bowl sink unit with mixer tap. Beyond the kitchen / breakfast room is a rear lobby leading out to the garden, and handy downstairs cloakroom which also includes the oil-fired Boulter boiler.

First Floor

The clever layout on the first floor allows for three double bedrooms and three sets of "facilities". Those with children or regular guests are sure to appreciate the privacy and no more need to queue! The landing includes an airing

cupboard with slatted shelving.

The master bedroom is a lovely room with southerly facing views across the village to the countryside beyond, and a separate dressing area with built-in double wardrobe. It turns this leads through to a surprisingly roomy and light en suite shower room, fitted with a modern white suite comprising large walk-in shower cubicle with Mira mains shower, concealed cistern WC, vanity wash hand basin and associated storage. The bathroom is finished in crisp white tiling with blue mosaic border. The second / guest bedroom includes the access hatch to the loft space and also benefits from an attractive en suite shower room with neutral tiling. The third bedroom enjoys an outlook to the rear over the garden and paddocks beyond, and effectively has its own use of the family bathroom.

The property has attractive mullion windows to the front, with complementary dark aluminium double glazed inserts, and white double glazing to the rear.

Outside

There is a small front garden, bounded by a low wall and dotted with shrubs. To the side, the property has a vehicular right of way across the neighbouring driveway / access which leads onto its own driveway behind the property. This provides parking and turning space and access to the detached single garage of solid construction and pitched roof, with up and over door, power and light. To one side is a further area of hardstanding which could be used as additional parking, providing access to a greenhouse. The garden itself is laid to lawn with shrubs including mature Camelias and espalier fruit trees for screening. There is a small vegetable area with raised beds, and steps lead down to the rear of the house through a rockery area with herbs, clematis, rose and alpine plants. Adjoining the house are patio areas, with an outside tap. To the east side is a covered walkway used as a useful log store, and providing access to the oil tank.





Situation

Shepton Beauchamp is a good size village of just over 300 properties with a good sense of community and various events throughout the year. It has some lovely local facilities including village café with small shop, popular village pub, parish church, and small primary school. There is also a recreation ground. The village is located within a mile of Barrington, with its well-known National Trust property Barrington Court and has a multitude of local footpaths across the countryside. The pretty market town of Ilminster lies approximately 4 miles to the south-west with its super range of facilities independent shops, supermarket and health centre. Likewise, South Petherton lies within c.2 miles to the east. Shepton Beauchamp itself enjoys a peaceful position away from main roads, but still within easy driving distance of the A303 and A358.

Services

Mains electricity, water and drainage are connected. Oil fired central heating.

Superfast broadband is available. Whilst mobile signal is available from all four major providers outdoors, you may find that indoors you are only able to obtain voice and data signal from the EE network. Information provided by Ofcom.org.uk

Tenure

Freehold

Council Tax

Somerset Council - Band E

Property Information

The title register, containing information regarding rights and restrictions is available upon request, if a prospective buyer would like to check this prior to making an appointment to view.

The vendor is not aware of any pending planning applications that would directly affect this property but as the property is situated in the heart of the village buyers are

welcome to view all local planning applications on the following link, by entering the property postcode and using the planning permission overlay from the left hand drop down box: <https://shared.xmap.cloud/?map=f7719ede-aa3f-4b98-9a50-533784c16da9>

Directions

From the south, proceed into Shepton Beauchamp along Silver Street, passing Silver Springs on the left and Littlefields Lane / Washcross Lane on your right. As you enter the village centre proceed around the right hand bend by the Duke of York pub and continue into North Street. The property can be found on the left hand side approximately 250m from the pub.

Shepton Beauchamp, Ilminster

Approximate Area = 1324 sq ft / 123 sq m

Garage = 183 sq ft / 17 sq m

Total = 1507 sq ft / 140 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

ILM/KJS/21/03/2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Symonds & Sampson. REF: 1101890



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