



Pound Road, Horton, Ilminster

A substantial four double bedroom, three reception room family-size home set in 0.24 acres, tucked away in one of our most popular and accessible villages.

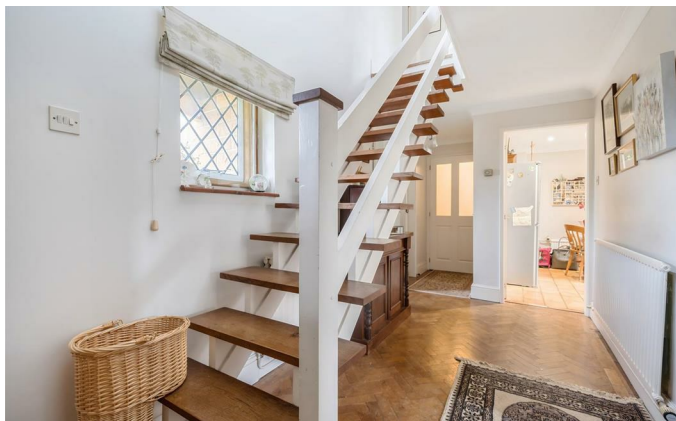
Offers In Excess Of
£600,000
Freehold

Symonds & Sampson
ESTABLISHED 1858

**Pound Road,
Horton
Ilminster
TA19 9QT**

- Quiet lane-side location
 - Within easy reach of countryside walks
- Accessible village with good road links within c.1 mile
 - Well-proportioned accommodation
 - Entrance hall with original parquet flooring
- Three spacious reception rooms including family room / snug
- Generous kitchen / breakfast room and separate utility
 - Spacious and practical double carport with direct access to house
- Generous plot of 0.24 acres with ample parking to front
- Southerly facing garden to rear with scope for further extension

Viewing strictly by appointment
Symonds & Sampson
01460 200790





The Property

The substantial and attractive detached house dates from the 1970's and was built to an individual style with mullion leaded windows and a practical family-friendly layout. Set almost in the middle of its generous 0.24 acre plot, the design allows for a good amount of driveway space and front garden, with a practical open carport giving direct access into the house. Whilst at the rear is a good size garden getting plenty of sunshine in fine weather and large enough for green-fingered buyers or families whilst being not too labour intensive. It has been a much loved family home for 30 years and benefits from modernised kitchen and bathrooms, whilst still offering scope for a new owner to extend or make their own mark.

From the front, the storm porch opens into a generous entrance hall with a light and open feel. It still boasts its attractive original parquet flooring and has a useful cupboard for coats, as well as handy access to the integral carport perfect for shopping days. To one side of the hall is a dual aspect sitting room with woodburning stove, whilst adjacent is a separate formal dining room with a real oak floor, opening onto the garden via French doors. To the front

is a further separate family room or snug also with woodburning stove, ideal for families, if you work from home or need space for that indoor hobby. The kitchen / breakfast room overlooks the rear garden and is fitted with a modern cream gloss kitchen including floor and wall mounted storage cupboards and drawers, with pull out larder style unit, neutral worktops and white sink unit. There is space for your own dishwasher, and a built-in electric hob and double oven. It's a sociable size with ample room for a good size table and even further freestanding furniture such as a dresser. The adjoining utility room houses space for your washing machine as well as housing the oil fired central heating boiler and a handy extra sink and opens onto the garden. A further door opens into the carport, with its adjoining store room, giving lots of extra storage space and access from the rear garden.

First Floor

The light and bright first floor landing leads to four double bedrooms including a master suite and good size family bathroom, as well as a useful walk-in internal study space / store. There is also a good size walk-in airing / linen cupboard. The main bedroom is a generous double aspect

room with en suite shower room and a range of light birch effect fitted bedroom furniture. Two further double bedrooms with built-in wardrobes overlook the rear garden with an additional double bedroom at the front. The family bathroom has been attractively fitted with a white suite including panelled bath and separate shower cubicle set off with neutral stone effect tiling giving a modern feel.

Outside

To the front a gravelled driveway provides ample turning and parking space for several vehicles, edged with lawned gardens and two small ponds. The driveway also provides access to the integral double carport, with its two doors leading into the house, and large store room behind. There is also a small cellar, accessed via a door from the driveway. The rear store room leads through to the garden which has a sunny aspect and is mostly laid to lawn with large hardstanding closest to the house. There is ample room for further extension subject to any necessary consents and alterations. There is also a further storage shed at the rear with oil tank beyond.

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Approximate Area = 1973 sq ft / 183.2 sq m (excludes carport)

Outbuilding = 114 sq ft / 10.5 sq m

Total = 2087 sq ft / 193.7 sq m

For identification only - Not to scale

Situation

The property is situated in a very quiet tucked-away position within Horton which also lies adjacent to the village of Broadway. Both Horton and Broadway have a range of village facilities. Each village has a thriving pub and for families there are two playgrounds, a pre-school and the well respected Neroche Primary School in Broadway. There is a post office in Horton, and various parish churches of different denominations locally. The combined villages have a great range of clubs and societies including a thriving cricket club for those who like to get involved in the community. There is also a medical centre within Broadway. The pretty market town of Ilminster lies just over 3 miles from the property and has a wonderful range of independent stores including award-winning butchers, delicatessen, cheese and dairy shop, and greengrocers as well as two town centre supermarkets for your everyday essentials.

Services

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

According to Ofcom.org.uk Ultrafast broadband is available at this location, and mobile signal is available both indoors and out from all four major providers.

Tenure

Freehold

Council Tax

Council Tax Band E - Somerset Council

Property Information

There have been various planning applications in the vicinity over the past few years including new properties which have now been built. We are not aware of any other applications that should directly impact this property. Buyers should check the local planning map prior to making an appointment to view by using the following link <https://shared.xmap.cloud/?map=f7719ede-aa3f-4b98-9a50-533784c16da9> and inputting the property postcode, then use the planning overlays on the left hand drop down box.

There are covenants on the title relating to the maintenance of boundaries, pipes, cables and drainage, including those that cross the property, as would be expected. Buyers should ask their legal representative for any clarification, if required.

ILM/KJS/19/03/2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1079189



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	50
		EU Directive 2002/91/EC	

Directions

From Ilminster, proceed into Horton from the A358 through Puddlebridge and at the Five Dials Inn take the second right into Pound Road. Proceed down the hill slightly and turn right into Trots Lane. The property can be found on the right, directly before the sharp left hand bend.



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