



**Dowlish Wake, Ilminster**

Guide Price  
**£650,000**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858

If you're looking to create your own "grand design" this property has it all - plot, position and potential. Set in substantial gardens of 0.49 acres (0.16 hectares) with scenic views, its a great opportunity to create a unique and sizeable home or simply enjoy the existing chalet-style property in one of our most sought-after villages.

## Dowlish Wake, Ilminster, TA19 0NY

- Three / four bedroom detached chalet bungalow
  - Beautiful and sought-after village
- Extensive grounds of 0.49 acres (0.2 hectares) with mature apple trees and countryside views
  - Offered for sale with no onward chain
  - Versatile and flexible living space
- Spacious reception rooms including dual aspect living room and family / dining room
  - Superb opportunity for future extension or redevelopment
- Kitchen, cloakroom / utility area with scope to remodel
  - Generous driveway and parking
- Substantial double garage with additional timber stores and greenhouse

Viewing strictly by appointment  
Symonds & Sampson  
01460 200790





### The Property

Sit within its own extensive grounds in arguably one of the best spots in the village, this detached chalet-style residence has been a well loved home for the same family since new. Now its time to hand the baton onto a new owner who will no doubt see the endless possibilities for it. It's been a comfortable home for many years and if you're wondering whether you could just move straight in - yes of course, but it would be a shame not to make the most of the fabulous opportunity here. As the property sits in the middle of its plot, not only is it set back from the village road with a lovely frontage and sweeping driveway but there's views across the garden to both the pretty street scene and open countryside from almost every room.

The current accommodation is spacious and could simply be updated to your own taste, or partly remodelled to create an alternative layout. However, with so much space to each side of the property, clever extensions outwards or upwards could create a truly stunning home, or perhaps even consider starting from the ground up subject to the necessary permissions. Another important point is that (unlike many village properties in the South Somerset area) this property is connected to mains gas.



Currently, the front door opens into a practical, family-friendly porch with ample room for coats and storage. The entrance hall beyond with its unusual curved wall and open tread staircase, leads through to a light-filled sitting room with large westerly facing bay window and useful storage under. The side window is crying out to be a set of French doors, which could then open up onto your lovely gardens or could lead through to a new extension perhaps? A Minster stone fireplace creates a traditional focal point and houses a wood-burning stove. Across the hall is a further reception room with a Rayburn Nouvelle stove to one side. There's lots of options here too. If you simply wish to remodel the current accommodation, this could create a lovely spacious kitchen, and the adjacent downstairs cloakroom / utility space might make a lovely walk-in pantry. The existing galley kitchen is well fitted with plenty of units and worktops making the most of the space, but equally could be transformed into a fabulous boot room. For those wanting to move straight in and do one thing at a time, the kitchen does currently have a range of appliances built-in including

double electric oven and hob, Neff dishwasher and space for an under surface fridge. Linking the existing kitchen and utility / cloakroom is a handy side lobby with cupboard for coats, leading out to a spacious side porch / conservatory of timber construction.

At the rear of the entrance hall are two double bedrooms with fitted wardrobes and delightful views. The family bathroom is fitted with a modern white suite including wash hand basin, WC and panelled bath with Aqualisa shower over. It's finished with an easy maintenance wet-room style floor and tiled walls.

#### First Floor

The first floor is believed to have been converted into accommodation back in the late 1960's. There's a great deal of scope up here, with a large open-plan area at the top of the stairs offering scope to create a large master suite or two separate bedrooms. A window in the gable end looks over the pretty gardens and surroundings and there's

copious storage under the eaves. A further good size double bedroom with plumbing / sink to one corner lies at the other side of the stairs.

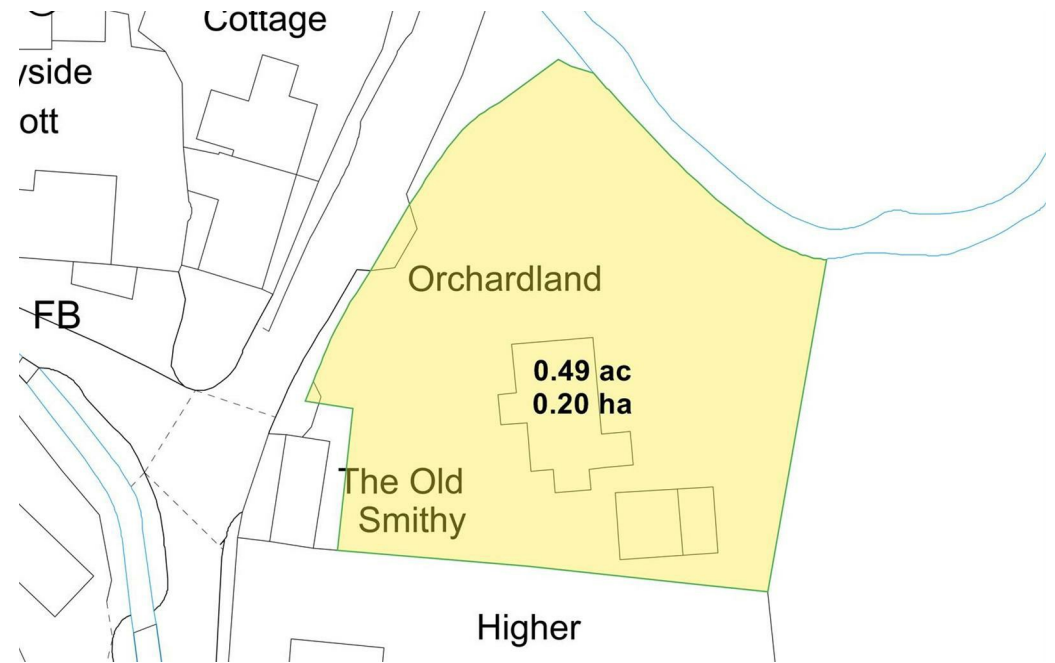
#### Outside

A five bar gate opens to the driveway, sweeping across the generous frontage and leading to a block paved parking / turning area in front of the double garage. This has an electric remotely operated double door, with power and light connected to the garage and a side door to the garden. Beyond the double garage are a range of timber sheds / stores, with greenhouse behind. Mature apple trees dot the garden, some abundant with mistletoe. A mature hedgerow at the rear borders the garden with views over the open fields to the rear. To the northern boundary the garden is bordered by the Dowlish Brook, and there are variety of further mature trees and shrubs.

#### Situation

Dowlish Wake is a beautiful and sought-after village just two miles south-east of the thriving market town of Ilminster





and away from main roads giving you peace and quiet. Whilst Ilminster offers a superb range of independent shops and two town centre supermarkets, the village of Dowlish Wake itself has its own village facilities. These include a traditional and quiet pub with accommodation "The New Inn" and a very popular Cider Mill with its own well-stocked farm shop and adjoining cafe. They also run various events such as Pizza evenings in their orchard during the summer months. The village sits either side of the small Dowlish Brook with its pretty 17th century packhorse bridge, and a pleasant stream running past many of the village properties. St Andrews Church stands at the northern end of the village with the adjacent Speke Hall acting as the village hall. The Lawrence Kellett Playing Field is a large recreation ground with football pitch and children's playground, as well as rebuilt Pavilion and Croquet Lawns.

#### Services

Mains water, drainage, gas and electricity are connected. Superfast broadband is available.

Mobile signal is available outdoors from all four major providers, however if you are indoors you may only receive both voice and data signal from O2 and Vodafone.

**Council Tax**  
Somerset Council - Band E

**Tenure**  
Freehold

**Property Information**  
Please note, although the village centre is a designated conservation area this property is OUTSIDE of that area.

As the loft conversion took place in the late 1960's no building control paperwork is available.

The vendors are not aware of any pending planning applications locally that would affect the property. Prospective viewers are welcome to view all the local planning applications via the following link to the Somerset

Planning Portal, by entering the property postcode and using the planning overlay in the left hand drop down box:  
<https://shared.xmap.cloud/?map=f7719ede-aa3f-4b98-9a50-533784c16da9>

**Directions**

From Ilminster head out of town on Townsend (signposted to Crewkerne / Kingstone / Dowlish Wake) and proceed through Knott Oak and up the hill towards Kingstone. On the sharp left hand bend turn right signposted Dowlish Wake, turning immediately left and following the road down into the village. Continue past the church on your right and down into the village, crossing the "ford" by the 17th century packhorse bridge on your right. The driveway to the property can be found on the left hand side, almost directly opposite the turning to the Cider Mills.

**Dowlish Wake, Ilminster**

Approximate Area = 1739 sq ft / 161.6 sq m  
 Limited Use Area(s) = 120 sq ft / 11.1 sq m  
 Double Garage = 410 sq ft / 38 sq m  
 Total = 2269 sq ft / 210.7 sq m

For identification only - Not to scale

Denotes restricted head height



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>79</b>
(55-68) <b>D</b>	<b>58</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/KS/21/3/2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Symonds & Sampson. REF: 1105687



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