



Lambrook Road, Shepton Beauchamp, Ilminster

Offers In Excess Of  
**£525,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

In an elevated position with lovely views towards countryside and rear vehicular access with parking and a garage, this individual detached hamstone property offers spacious and stylish accommodation including four double bedrooms (two en suite) and a fabulous sociable eat-in kitchen / dining / living space at the rear.

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

- Individual detached hamstone house
- Elevated position with lovely views and level vehicular access to rear
- Deceptively spacious accommodation over three floors
  - Four double bedrooms including two en suite
  - Beautiful sitting room with bay window and woodburner
- Fabulous contemporary kitchen / dining / family room with bi-fold doors
  - Utility room, downstairs cloakroom
- LPG gas central heating (underfloor to ground floor) plus additional solar hot water
- Landscaped gardens, single garage and driveway
  - Close to countryside walks

Viewing strictly by appointment  
Symonds & Sampson  
01460 200790





### The Property

Having been constructed in 2014 by the current owners, this one-off detached hamstone property is located in an elevated position with far reaching views to the front over the village and countryside beyond. Deceptively spacious, it has a great sense of personality, style and quality throughout the three floors. It offers practical accommodation for a family or those with visiting guests, as the four double bedrooms include a lovely master suite on the top floor, in addition to another en-suite double room on the first floor and spacious family bathroom. As well as the convenience of LPG gas central heating, there's underfloor heating throughout the ground floor and radiators on the first and second floor. There is a solar hot water system to the southerly facing front aspect to off-set your hot water provision. There is also LED lighting and added extras such as 5 amp lamp sockets and satellite / TV connections, as well as Cat 5 cabling.

Despite the elevated provision, there is predominantly level vehicular access to the rear, with a gently sloping path to the back door for day to day access. Alternatively, a pathway and steps lead up through the tiered front garden to a southerly facing paved terrace with lovely views across the village. Here, a storm porch provides shelter and the front door opens into a light, bright hallway with large porcelain tiles that flow right through to the kitchen / dining space at the rear. Oak doors internal doors give a sense of warmth and character to the otherwise contemporary styling, and there's a spacious built-in double cloaks cupboard to one side. There's additional storage under the turning staircase and a separate downstairs cloakroom with contemporary suite.



At the front of the house a bright and airy sitting room makes the most of the light from a large square bay window. A woodburning stove with slate hearth makes a nice focal point and an alternative heat source if you like that cosy glow in the cooler months. At the rear is a fantastic open-plan kitchen / dining / living space with vaulted ceiling including velux windows and full width bi-fold doors opening onto the rear garden. A great space for entertaining or the practicalities of family life, there's plenty of room for a large dining space and cosy chairs or sofas, all adjacent to a super-stylish and foodie-friendly grey gloss kitchen. The well-laid out units include plenty of practical storage including cupboards, pull out units and drawers whilst the solid work tops incorporate a sink and drainer unit and built-in appliances including wine-cooler, dishwasher, double electric oven, 5 ring electric hob and overhead extractor unit. The fitted units incorporate a space for a freestanding american-style fridge/freezer with water connection point. To one side a separate utility room has a useful extra sink for dirtier jobs and a range of smart white gloss units incorporating space for both your washing machine and tumble dryer. It also houses the LPG gas boiler for the central heating / hot water system. A side door leads out to the garden for day to day access.

#### First Floor

The first floor landing incorporates the airing cupboard with hot water

cylinder and shelving. There are three good size bedrooms on this level, all able to take a double bed should it be required. The second bedroom makes a great room for guests or older children, with lovely views and a stylish en suite shower room featuring a particularly spacious walk-in shower with large glass sliding doors, wash hand basin and WC, all complemented by neutral tiling. The third bedroom also benefits from a double built-in wardrobe. There is a further double bedroom and generous family bathroom, fully tiled in a darker contemporary style with suite including freestanding bath, separate spacious quadrant shower cubicle with dual-head control shower and vanity wash hand basin with drawer storage.

#### Second Floor

The top floor is given over to a lovely master suite, filled with natural light from both the front and rear and enjoying the southerly facing views. The most has been made of the space to include a range of built-in wardrobes and storage, and a good size en suite shower room with decorative tiled floor and attractive suite including large corner shower with dual head controls, wall hung vanity wash hand basin and WC.

#### Outside

The front garden has been landscaped to provide tiered lawns with natural stone retaining walls. It also incorporates an underground LPG

tank for the central heating system. The sunny front patio adjoining the house is a nice spot to sit, being set well back and elevated from the village lane. A side pedestrian gate gives access to the rear garden. This is landscaped with a large stone patio accessed from the bi-fold doors, with a stone retaining wall and upper level of lawned garden, sheltered by the adjacent wall of the single garage. To the side of the patio are both warm and cold outside taps, useful for messier jobs and dog-washing. A gently sloping paved ramp leads up to the rear gate which opens onto a parking / turning area at the rear with access to the detached single garage with double doors, and side pedestrian door. There is also further storage in the eaves of the garage roof. Alongside the garage is a useful timber log store / storage unit.

Both the garage and house are on an alarm system.

#### 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 water, drainage and electricity are connected. LPG gas (tank is located underground in the front garden)  
Thermal solar hot water system to supplement hot water provision.  
Superfast broadband is available. Although mobile signal should be available outdoors from all four major providers, indoors the service may be restricted to EE for both voice and data coverage (according to Ofcom.org.uk)

#### Council Tax

Currently Band E

#### Tenure

Freehold

#### Property Information

The property is located within the village and there have been various

planning applications for new properties (including this one) and extensions within the vicinity. The vendor is not aware of any that should detrimentally affect the property. For peace of mind prospective buyers are welcome to check the Somerset planning portal on the following link <https://shared.xmap.cloud/?map=f7719ede-aa3f-4b98-9a50-533784c16da9> by entering the postcode and using the planning overlay on the left hand drop down box.

As is common in these situations the title will include restrictive covenants and buyers are welcome to check these via their solicitor prior to viewing if they prefer.

The property is accessed via an historic shared vehicular access at the rear leading to a shared parking / manouevring area.

Please note, for search purposes the property is on two separate HMLR title numbers covering the house and garden, and the parking / garage area behind.

The property was constructed with the benefit of an architects' certificate in 2014. A copy can be provided upon request.



## 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. Proceed into Lambrook Road and the property can be found on the left hand side as indicated by our for sale board, prior to reaching Brimgrove Lane. For level rear access, please drive along Lambrook Road and turn left into Brimgrove Lane. Then left into Willow Drive, proceeding along the access road at the back to the rear of the property.



## Lambrook Road, Shepton Beauchamp, Ilminster

Approximate Area = 1683 sq ft / 156.3 sq m

Limited Use Area(s) = 43 sq ft / 3.9 sq m

Garage = 200 sq ft / 18.5 sq m

Total = 1926 sq ft / 178.7 sq m

For identification only - Not to scale

Denotes restricted head height

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		<b>96</b>
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>77</b>	
(69-80) <b>C</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/09/04/2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrcocom 2024. Produced for Symonds & Sampson. REF: 1106480



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