



East Street & Love Lane, Ilminster, Somerset

Guide Price
£775,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

Are you an extended family looking to buy together? Or would you like a home that gives you an income? This is a truly rare chance to purchase two adjoining character properties with parking, double garage and gorgeous sunny garden, right in the heart of the pretty town centre.

**East Street & Love Lane,
Ilminster,
Somerset,
TA19 0AN**

- Grade II listed character home with adjoining cottage
 - Principal residence with 3 double bedrooms, 2 bathrooms and 4 reception rooms
 - Adjoining cottage with 2 double bedrooms, and 2 reception rooms
- Beautiful views over the town towards the countryside
- Driveway providing off road parking, double garage
 - Sheltered and sunny gardens, summerhouse and undercover seating area
 - Beautifully maintained and improved, and well-presented with character throughout
- Separate gas central heating system in each property, double and secondary glazing
 - Within easy reach of town centre facilities and countryside walks
- Ideal for extended families or those wanting income from holiday let or AST

Viewing strictly by appointment
Symonds & Sampson
01460 200790





Main residence - The Property

These two adjoining properties offer far more than initially meets the eye. Set in the heart of the town, and yet with the rare advantage of generous off road parking and two adjoining single garages, they offer the best of both worlds for those looking for the iconic character property but with space, accessibility and practicality. Beautifully maintained and improved by the current owners both properties are on separate freehold titles, with their own council tax band, keeping things simpler for those looking to let the adjoining cottage for income or combine funds with a family member for a joint purchase.

The principal cottage, as its name suggests has a flexible and quirky layout with particularly generous ground floor accommodation. The Grade II listing makes reference to its typical 18th century appearance and "polite" frontage which belies the extent of the accommodation within. The original front door opens into an entrance vestibule with quarry tiled floor, leading through to a characterful front reception room with original cast iron feature fireplace. Perfect as a study, play room or generous reception hall, there's a useful cupboard with hanging space and a range of built-in bespoke bookshelves. A cottage style latch door opens through to a spacious living room with feature fireplace including wood-burning stove, oak mantelshelf and quarry tiled hearth with fitted shelves to each side, and an original chamfered beam overhead. There's a further understairs storage cupboard to one corner with the stairs leading up to the first floor. French doors open through into a versatile and spacious garden room, making the most of the lovely outlook over the pretty gardens and view beyond.



A separate formal dining room connects with both the living room and garden room, again with a lovely outlook to the rear. To one corner a further latch door leads through to a utility area with space for your washing machine, and the Worcester wall mounted gas central heating boiler above. Beyond is a useful downstairs cloakroom in a period style with tongue and groove panelling.

The kitchen is located to the rear of the dining room and is beautifully fitted with a range of tasteful modern units making the most of the available space, including floor and wall mounted cupboards, drawers and pull-out units, granite worktops with ceramic sink and drainer unit, slimline dishwasher, integrated Neff oven and hob with cooker hood over, and space for your fridge freezer to one side, all complemented by rustic glazed cream metro style tiling. A door opens to the garden, linking the principal ground floor areas with the garden, perfect for summer entertaining.

Main residence - First Floor

The flexibility and space continues on the first floor, with three good size bedrooms and two bath / shower rooms. The layout is such that you could utilise one of the double rooms as a master suite or guest suite, with its own spacious en suite bathroom, original timber partitioning and lovely views. Alternatively, this can be used on a day

to day basis as a family bathroom with its neutral suite including panelled bath, spacious separate shower enclosure with mains shower, his and hers vanity sinks, WC and concealed storage area ideal for linen storage.

The current owners use the spacious dual aspect bedroom as their main bedroom, with a good range of fitted wardrobes, storage and dressing table area. A pretty 18th century leaded window looks out over East Street. The second landing at the front of the cottage gives access to a third double bedroom with hanging cupboard and additional under eaves storage. There is also a particularly spacious separate shower room, so much so that the current vendors use the lower area as a useful hobby / home office space.

Main residence - Outside

The gardens are located to the rear of the cottage, therefore benefitting from a southerly aspect and lovely views towards the countryside beyond. Accessed from Love Lane via timber gates, you enter onto a good size driveway providing parking and turning space and access to the "double" garage. This is partitioned into two single garages with two up and over doors, power and light connected, with windows to each section. It is of solid block construction with a pitched roof. Town centre properties in Ilminster rarely have the benefit of off

road parking let alone a double garage, adding to the attractiveness and versatility of this property. Adjacent to the double garage is a pretty summerhouse with power connected and adjoining covered veranda area to the rear. This is currently used as an external work space with outside power points. With its adjoining raised beds, mature Wisteria and clematis, it would equally make a fabulous spot from which to simply relax and enjoy the sunshine.

The garden is enclosed from the driveway by Wisteria clad fencing and a pedestrian gateway. Attractively landscaped with paving interspersed with gravel areas, it is full of colour and structure including ground cover plants, climbing roses, lavender and a further mature blue Wisteria standard. The old stone wall on the western boundary is home to a mature, well-tended grapevine.

Closer to the house is a small lean-to store with power, ideal for extra storage and space for a freezer or extra fridge / freezer.

Adjoining cottage - The Property

The adjoining cottage would be perfect for a dependent relative, grown-up children or simply to provide a useful income via an AST rental (as is currently the case) or holiday letting. Accessed either from Love Lane directly or from the driveway onto its own enclosed





courtyard, it can have completely independent access without entering the principal residence.

A part glazed door opens into the fitted kitchen, with shaker style units and worktops incorporating a stainless steel sink and drainer unit. There's a freestanding electric cooker (included in the sale) and further space for an undercounter fridge, all finished with cream tiling to splash prone areas and a ceramic tiled floor for practicality. Beyond is a surprisingly spacious utility room / cloakroom with useful downstairs WC, and ample space for a washing machine and further appliance such as a freezer. It also houses the wall mounted gas boiler for central heating. From the kitchen, a separate dining room also houses the stairs leading up to the first floor, whilst beyond is the small reception hall and front door from Love Lane. A further sitting room includes a feature fireplace (not in use) as a focal point and the flame effect electric heater is included in the sale. There's also an overhead timber beam.

Adjoining cottage - First Floor

There are two double bedrooms on the first floor of the cottage, with a well appointed shower room between. This is fitted with a white suite including WC, wash hand basin and spacious shower cubicle including mains shower and glass screen.

Adjoining cottage - Outside

The cottage has its own small sunny courtyard garden with room to sit out, enclosed by stone wall and trellis with climbing shrubs and a further useful area to the west side with room for additional storage sheds etc. Adjoining the garages, on the hardstanding area, is an allocated parking area for 2 Love Lane and adjoining garden area with pink Wisteria, Clematis and a further lovely view of the hills.

Situation

Located just a short walk from the market square and town centre, the cottages lie within walking distance of the edge of town with a myriad of countryside walks on your doorstep. In the town centre the local stores are centred around the market square and 15th century Minster church. There's 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 including pubs, cafes, restaurants and take-aways. The town also benefits from several hairdressers / beauty salons and a dental surgery as well as a modern health centre on the southern side of the town. The recreation ground includes cricket and football clubs and a children's play park.

Services

Ultrafast broadband is available. Mobile signal is available from all four major providers, although you may find that you do not receive a data signal indoors from Vodafone. Information provided by Ofcom.org.uk

Mains gas, water, drainage and electricity are connected.

Council Tax

Somerset Council
Angle Cottage - Band D
2 Love Lane - Band B

Tenure

Freehold
(See property information section)

Property Information

Both properties are located within the designated conservation area, and Angle Cottage is Grade II listed.

There is a small area of flying freehold within Angle Cottage, please ask us for further details.

East Street, Ilminster

Approximate Area = 1626 sq ft / 151 sq m
 Garages = 345 sq ft / 32 sq m
 Outbuildings = 93 sq ft / 8.6 sq m
 Total = 2064 sq ft / 191.7 sq m

For identification only - Not to scale

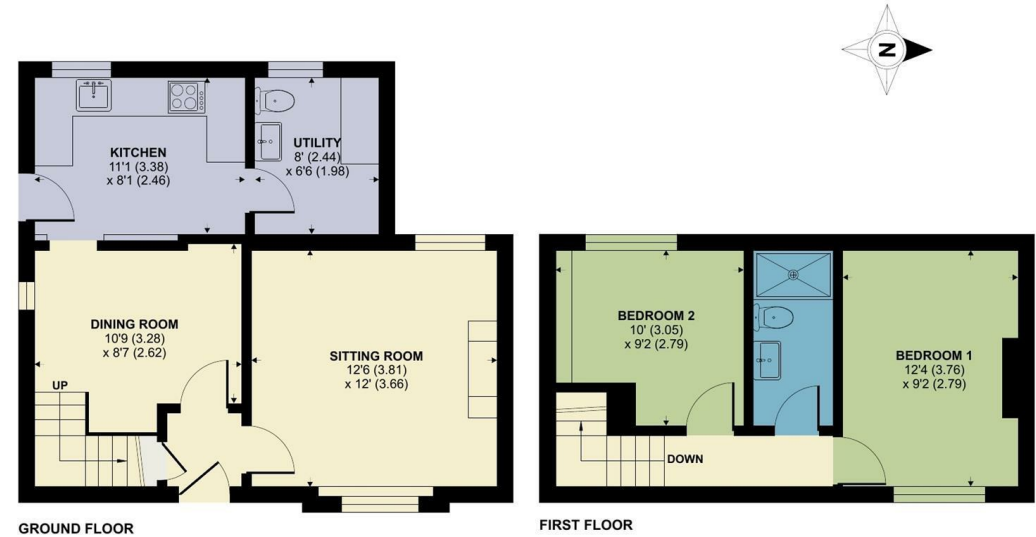


RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Symonds & Sampson. REF: 1115235

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Love Lane, Ilminster

Approximate Area = 761 sq ft / 70.6 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Symonds & Sampson. REF: 1115232

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At the time of writing, the current tenant in the adjoining cottage would be happy to consider staying on at the property should a prospective buyer be wishing to continue with the letting.

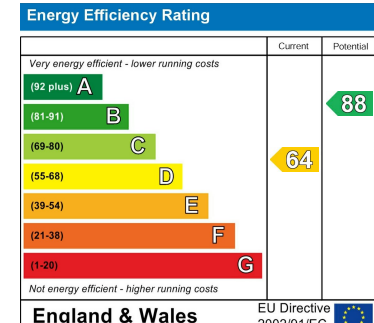
Both properties have undergone extensive improvement works including repointing with lime mortar, roof works and replacement hand-made windows in accordance with the necessary listing and conservation area status), and damp treatment by a specialist conservation builders. For detailed information please speak with the office.

The main residence is a Grade II listed property and therefore an EPC is not required.

No's 38 and 36 East Street have a right of way on foot or with bicycle for personal use, or workmen with ladder or wheelbarrow only across the driveway to Love Lane.

Directions

On foot, from the town centre proceed up East Street and turn right into Love Lane. The rear entrance to both properties is through the white picket gates on the right hand side.



Enland & Wales

2 Love Lane EPC

ILM/KJS/24/04/2024



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