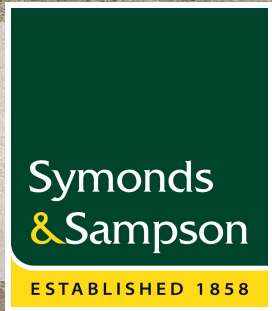




Shave Lane, Horton, Ilminster

Guide Price
£625,000
Freehold



Quintessential cottage cosiness with enough space for all the family both inside and out. Whether there's different generations living under the same roof, you need to work from home, or like the potential for a little income on the side, the annexe space, beautiful gardens and large garage make this property well worthy of a viewing.

**Shave Lane,
Horton,
Ilminster,
TA19 9QP**

- Detached period cottage with annexe
- Edge of village location with views towards countryside
- Beautiful, established rear garden with brand new greenhouse and vegetable area
- Adaptable accommodation for various needs
- Two driveways / allocated parking and tandem double garage
 - 4 / 5 bedrooms and 3 / 4 reception rooms
- Spacious, recently fitted kitchen / dining room
- Oil fired central heating plus solar PV panels
- Popular village with excellent road links

Viewing strictly by appointment
Symonds & Sampson
01460 200790





The Property

Extended and improved over the years but still with room to make it your own, the cottage has retained its character but with modern benefits too. The current owner has made further improvements including a beautiful fitted kitchen, recently installed external oil-fired boiler, creation of a utility room, some replacement windows, a new glass-roofed veranda and a substantial brand new greenhouse to complement the existing kitchen garden area.

You enter through a pretty porch with little stone mullion windows into an entrance lobby. To the right you enter into a lovely spacious living room. Three UPVC windows on the south side let in lots of daylight and the parquet woodblock flooring is echoed in the exposed ceiling beams and timber lintel that graces the old stone inglenook fireplace with a multi-fuel stove. To one side a stone shelf gives you space for your technology whilst an old pine door leads into a useful storage cupboard perfect for storing away the household essentials. There are built-in shelves for avid book readers too. To one end there is plenty of room for a formal dining table if required, but the proportions are so good this room could easily be used as almost two living spaces – a cosy section near the fireplace and extra seating to the other end.



Beyond this initial large multi-purpose living room a bright and airy rear hall gives you a glimpse through the new glass-roofed veranda into the beautiful mature gardens. To one side the kitchen has been beautifully fitted with a range of cream shaker style units comprising floor and wall mounted storage cupboards and drawers, pull out larder unit, integrated dishwasher, fridge freezer and space for an electric range cooker. The rustic earthenware floor tiles blend this area with the flexible dining / family room at the rear. This makes a super sociable living space just off the kitchen where you can imagine the whole family congregating whilst dinner's in the oven. The French doors open out onto the garden and make the most of evening sunshine and an extra window looks through into the outside loggia. A pretty arched reclaimed timber door opens into a useful shelved larder cupboard.

Across the rear hall, a designated utility area has been created and now offers space for your washing machine and tumble dryer. Adjoining is a handy downstairs cloakroom.

The annexe is accessible through a door to the left of the

entrance hall or it can be self-contained by using the french doors at the front for access. The versatile layout gives you the option of using the annexe as self-contained ground floor accommodation for a relative, a space to work from home, or an additional income stream perhaps. It consists of a front reception room with feature stone fireplace (not in use) and a good size kitchenette beyond with a range of modern white units. A rear hall provides space for storage and access to a ground floor double bedroom with french doors opening onto the rear garden, and an adjoining shower room.

First Floor

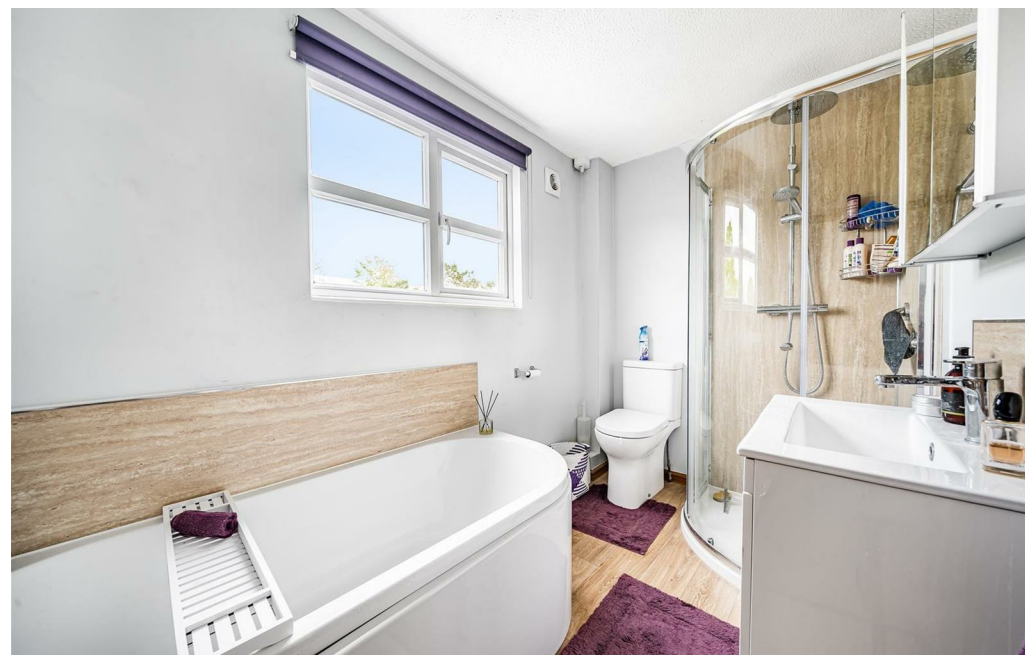
On the first floor a half landing takes you in two directions. To one side is a double bedroom with a lovely view across the countryside through its dual aspect windows and an overstairs storage cupboard. Just outside the door a former airing cupboard now provides good walk-in storage. Across the landing is a family bathroom with modern white suite including panelled bath and a separate shower cubicle. Along the second landing and are a range of fitted storage cupboards under the eaves, one including the controls and

inverter for the solar voltaic panels which are owned by the property. There are three more good size bedrooms all with views to the front.

Outside

The front garden is bounded by a stone wall, and to one side a tarmac driveway provides off road parking and access to the detached garage. This is double in length and has double timber doors to the front, with a sink and power and light connected, and a side door to the rear garden. There is also a fully boarded loft space above. To the other side of the cottage is a further driveway owned by the property and providing access to an additional parking area. The owners of the land behind have a right of way over this area of driveway to reach the land behind.

The vendor has recently upgraded the veranda with a glass roof providing a light, sheltered and useful area across the rear of the cottage. This has an outside tap and the external oil fired boiler. Adjoining the dining / family room is an open-fronted west-facing loggia or garden room, well-positioned to catch the last of the sunshine. Adjacent is a





useful timber store ideal for log storage, leading out onto the east driveway and parking area.

The generous rear garden is planted in a cottage garden style with beautiful mature Japanese acers, box hedging, perennial borders, and mature shrubs. Meandering lawns and paths lead down to the bottom of the garden where there are further attractive trees including a mature and productive Walnut Tree, summerhouse and kitchen garden area perfect for growing your own. This is laid to a range of raised timber beds and a newly constructed "8 x 10" aluminium power-coated greenhouse.

Situation

The property is situated along a no-through lane within Horton. Horton and Broadway lie adjacent to each other and 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, solar voltaic panels owned by the property, mains drainage and water. Oil fired central heating.

Ultrafast broadband is available. Mobile signal is available from all four major providers outside but you may find you do not receive a signal from the Three network whilst inside the property.

Tenure

Freehold

Council Tax

Somerset Council - Band E

Property Information

The land behind was granted outline planning permission in 2019 for a single private dwelling ref 19/00873/OUT. However, full planning permission has so far been rejected ref 22/03175/FUL. This is the land over which the owner has a right of way across the eastern driveway belonging to Gees Cottage. We understand maintenance of the shared area is a joint responsibility between both landowners.

There are various other planning applications locally which can be viewed on the following link <https://shared.xmap.cloud/?map=f7719ede-aa3f-4b98-9a50-533784c16da9> by entering the property postcode and using the planning permission overlay in the left hand drop down box. Alternatively please ask the office for further details.

The solar panels were installed by a previous owner in 2012. Please ask us for further details.

Directions

From Ilminster, head towards Horton via Horton Cross, passing the residential home on your right and turning right off the A358 signposted to Horton. Continue into the village and at the cross roads by the Five Dials Inn turn left into Pottery Road. Continue down the road and turn left into Shave Lane. The property can be found on the left hand side as indicated by our For Sale board.

Shave Lane, Horton, Ilminster

Approximate Area = 2202 sq ft / 204.6 sq m
 Garage = 306 sq ft / 28.4 sq m
 Limited Use Area(s) = 28 sq ft / 2.6 sq m
 Total = 2536 sq ft / 235.6 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) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



ILM/KJS/30/04/2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1116742



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