



Upton Lane, Seavington, Somerset

Offers In Excess Of
£450,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

An attached barn conversion tucked away in this sought-after village offering particularly spacious first floor accommodation, low-maintenance garden and integral garage.

**Upton Lane,
Seavington,
Somerset,
TA19 0PZ**

- Attached Barn Conversion
- Popular and Convenient Village
 - Three Double Bedrooms
- Master with En Suite and Walk-in Wardrobe
 - Dual-aspect Sitting Room
- Formal Dining Room, Kitchen / Breakfast Room
 - Utility, Integral Garage
 - Pretty Garden

Viewing strictly by appointment
Symonds & Sampson
01460 200790





The Property

Tucked away from busy traffic the property is set back slightly from the no-through lane by its garden, with a gravel driveway to the front. A UPVC double glazed front door opens into a spacious hall with central turning staircase leading to the first floor. Cupboards have been cleverly incorporated into the stairs to create extra storage space, and to one corner is a handy downstairs cloakroom attractively fitted with heritage style suite and panelling. A glazed door leads through to the well-proportioned sitting room with southerly facing window and french doors leading out to the manageable garden. The chimney breast houses an LPG gas fire (see agents note) and to one side period style shelving and a storage cupboard are fitted into the alcove.

Across the hall, is a formal dining room with bow window on the south side and adjacent to this is the kitchen / breakfast room. There are two windows to the rear letting in plenty of natural light, and it is fitted with a range of light wood units and pale worktops incorporating one and a half bowl single drainer stainless steel sink unit, space for a freestanding electric oven, space for under-counter fridge and further space for a dishwasher. To one side is ample room for a breakfast table, whilst beyond is a separate utility area with further useful sink unit, storage and plumbing for your washing machine. A convenient door leads directly through into the integral garage which has plenty of space for further items such as a freezer should you wish, or scope to convert into further accommodation.



On the first floor the galleried landing leads in two directions. To the west side of the property is a lovely master bedroom with walk-in wardrobe / dressing area with hanging space and shelving to one corner. To the other side, a second archway leads through to en suite facilities including a wash area with vanity wash hand basin, shaver socket and storage and separate door through to the shower room with generous shower cubicle and WC. A velux window to the rear provides light and extra ventilation.

From the landing a further door opens to another double room with southerly aspect and exposed feature ceiling beams. The family bathroom is also light and airy with large velux window to the rear and is fitted with white suite including panelled bath with mains shower over and screen, heritage style wash hand basin and WC, with built-in corner storage cupboard to one side. The inner landing is currently fitted with a two deep fitted storage cupboards but there is ample room here to adapt or alter this area to create a reading nook, study area or space for your favourite piece of furniture. Beyond is another very generous double or twin bedroom with sunny aspect and more exposed beams.

Outside

The house is approached over an area of gravel driveway which it owns, and the neighbouring property has a right of way to reach their own section of driveway beyond. There is additional room to park to one side of the driveway without blocking the right of way. Access to the garage is via the up and over door to the front. The garage has power connected, a window to the rear and an internal door to the utility room. The garden is located to the west side of the property and is enclosed by fencing, with well-stocked borders, ornamental trees and shrubs. There is a patio area close to the sitting room doors.

Situation

Seavington is an attractive village made up of two small parishes, Seavington St Mary and Seavington St Michael, both with their own parish churches and sharing a lovely community shop and café, recreation ground with children's playground, village hall and pub. Nearby, the pretty village of South Petherton also offers a range of day to day amenities although almost equidistant is the Medieval market town of Ilminster, the centre of which is dominated by the ancient

Minster and a thriving range of independent stores including butchers, delicatessen, hardware store, antiques and homeware stores as well as two supermarkets. Ilminster has a convenient road access to both the M5, junction 25 lies 13 miles to the north-west and 1 mile to the A303, now dual carriageway most of the way to the M3. There is a mainline railway station at Crewkerne c.5 miles (London Waterloo) which also has a Waitrose supermarket, and the county town of Taunton c.15 miles has a further mainline station (London Paddington) and a wider range of shopping facilities. Bath, Bristol and Exeter offer excellent cultural and shopping facilities within approximately an hour's drive. The World Heritage designated Jurassic coastline lies c.20 miles to the south.

Services

Services

Mains water, drainage and electricity. Electric Night Storage Heating.

Superfast broadband is available. Whilst mobile signal outdoors is likely from all four major providers, it is likely to





be unavailable or limited indoors. Information provided by Ofcom.org.uk

Tenure
Freehold

Council Tax
Somerset Council - Band E

Property Information

The vendor intends to keep the timber fire surround and therefore it will be removed prior to completion.

There are various planning applications in the vicinity none of which are likely to affect the property itself. There is planning permission granted for a small development of 8 properties further along Upton Lane 22/00610/REM details of which can be viewed online via the Somerset Planning Portal. The office can email prospective buyers a link if they would prefer to look at planning applications prior to booking a viewing.

Please note, internal photographs were taken in December 2022.



Directions

From Ilminster proceed into Seavington and just before The Volunteer Inn, take a sharp left hand turning into Upton Lane. Proceed up the land and around the right-hand bend. Pass Upton Farmhouse on the right and this is the next property on your right-hand side.

Barn Cottage Upton Lane, Seavington, Ilminster

Approximate Area = 1781 sq ft / 165.5 sq m

Garage = 163 sq ft / 15.1 sq m

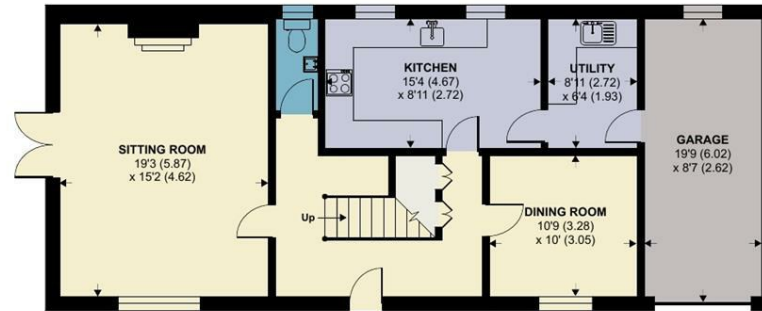
Total = 1944 sq ft / 180.6 sq m

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	23	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

ILMJH/03/06/2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n2cheom 2022. Produced for Symonds & Sampson. REF: 931902



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