



## Pottery Road, Horton, Ilminster, Somerset

A generously proportioned modern home with double garage, surrounded by pretty gardens and set on the edge of a popular and accessible village.

Guide Price  
**£575,000**  
Freehold



**Pottery Road,  
Horton,  
Ilminster,  
Somerset,  
TA19 9QN**

- Well-proportioned detached house
  - Popular and accessible village
- Attractive wildlife-friendly gardens with ornamental pond
- Interlinking ground floor rooms with pretty outlook over the rear
  - Dual aspect sitting room with open fireplace
  - Adjoining dining room, breakfast area and kitchen
    - Separate utility room
    - Oil fired central heating, double glazing
    - Spacious greenhouse and double garage

Viewing strictly by appointment  
Symonds & Sampson  
01460 200790





### The Property

Located towards the edge of a popular village, this generously sized detached home was built as an individual dwelling in 1989. Although it is located within the village and has the benefit of neighbours close at hand, it enjoys a surprising degree of privacy with pretty, mature and well-stocked gardens to both the front and rear.

To the front, a covered storm porch opens through to an entrance hall with turning staircase to the first floor and downstairs cloakroom to one side. There is a separate study to the front of the house, perfect for working from home. The dual aspect sitting room lies almost east-west and therefore enjoys a good level of natural light throughout the day, with sliding patio doors making the most of the outlook over the rear garden. There is also an open fireplace for those who like the potential for a cosy glow in the cooler months although the house also has full oil fired central heating. Double doors open through to a separate dining area also overlooking the rear of the property, and interlinking with the adjoining breakfast area and kitchen allowing all the

reception rooms to remain "open plan" across the rear if you prefer. The kitchen is currently fitted with a range of units incorporating an electric hob, oven, fridge and freezer and part-integrated dishwasher although buyers may well enjoy updating the kitchen and making it their own.

Beyond the kitchen is a useful separate utility room opening onto the garden and including a handy extra sink unit as well as space for your washing machine. The oil fired boiler is located under the work-surface, and a door opens up into the integral double garage.

### First Floor

On the first floor the landing includes a deep airing cupboard with hot water cylinder, shelving and hanging space. There are four generous bedrooms including a master bedroom with particularly spacious en suite facilities including both bath and separate shower, and a family bathroom with a second bath.

### Outside

The tarmac driveway provides ample parking and turning space, along with access to the double garage with its two up and over doors, power and light. A side door is not currently in use but leads out onto the side path. There is access to both sides of the property leading around to the rear. The front garden has been thoughtfully designed with interweaving paved pathways and mature cottage style planting including colourful well-stocked borders, edged with mature trees and shrubs including Rowan and Cotinus. To the south side of the house a particularly spacious lean-to greenhouse is perfect for those who like to grow-their-own, and complements the designated vegetable garden perfectly. A large ornamental pond is popular with visiting wildlife and is surrounded by more attractive planting. There is also an outside tap and the oil storage tank located towards the northern boundary.

### Situation

Pottery Road lies on the south side of Horton, a popular and accessible village that also lies adjacent to the village of

Broadway to the north. Both villages have a range of facilities. Each village has a thriving pub and for families there are two playgrounds, a pre-school and the very 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 of Broadway and Horton 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 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. There are excellent road links via the A303 and A358 which joins with the M5 at Taunton. The beautiful Jurassic coastline is just over half an hour's drive to the south.

#### Services

Mains electricity, water, and drainage are connected.

Ultrafast broadband is available. Mobile signal is likely to be available from all four major providers outside, but inside you are mostly likely to receive a signal from O2 or Vodafone networks.

#### Tenure

Freehold

#### Council Tax

Somerset Council - Band E

#### Property Information

As is common, the title register refers to various covenants and we are happy to provide a copy of the title register on request if prospective buyers would like to take advice prior to booking a viewing.

The vendor is not aware of any planning application that is likely to affect the property. There are various applications within the local area and we are happy to provide assistance with viewing these online via the Somerset Council Planning Portal if a prospective buyer would like any reassurance.

Please speak with the office in relation to remedial work carried out in 1997 under the historic NHBC warranty.

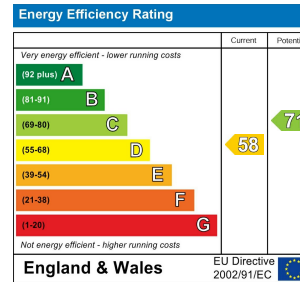
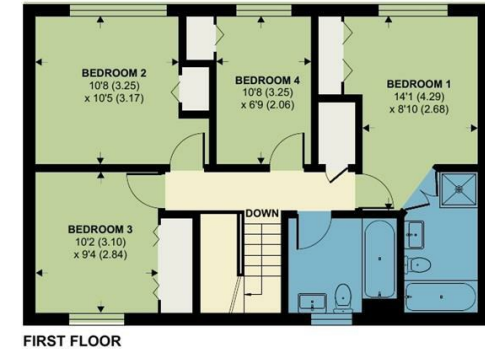
## Crocks, Pottery Road, Horton, Ilminster

Approximate Area = 1544 sq ft / 143.4 sq m

Garage = 265 sq ft / 24.6 sq m

Total = 1809 sq ft / 168 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Symonds & Sampson. REF: 1144477



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#### Directions

At the Ilminster Southfields roundabout on the A303 take the exit signposted to Chard A358. Follow the road around to the left and turn right to go towards the village of Horton. Continue through the village and when you reach the Five Dials Inn turn left into Pottery Road. The property will be found on your right hand side towards the end of Pottery Road.



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