



Beech House, The Cross

Ilminster, Somerset

6 The Cross

Ilminster

Somerset TA19 0EH

An unusual opportunity in a convenient location, whether you're looking for an investment, a family home with potential or would like ground floor living with an additional income.



- Attached property currently laid out as two flats
 - Scope to return to a single family home
 - Two bedroom ground floor flat
 - Three bedroom first floor flat
 - Convenient town centre location
- Generous rear garden, off road parking and garage

Offers In Excess Of £300,000

Freehold

Ilminster Sales
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THE DWELLING

Whether you're looking to create a substantial family size home, or would like single level living with the potential of some additional income on the side this is an unusual opportunity to buy a spacious property currently laid out as two separate flats but with the possibility of restoring it to one spacious and characterful family home. Originally part of the farmhouse next door, it's believed to have been rebuilt around the time of the first World War and then converted into two flats in the 1960's. It has superb proportions with typically high ceilings and some of the original character still in situ. For a town centre property, it also comes with the rare benefit of off road parking, garage and a particularly private, sunny and spacious rear garden.

ACCOMMODATION

Whilst currently laid out as two flats, the property is divided into two via a stud wall and cupboard in the original ground floor entrance hall. Although a radiator and associated plumbing may need to be moved, it would seem a relatively easy process to reconnect the two flats into one house from a practical perspective, subject of course to any other necessary consents.

Currently the ground floor is laid out as a two bedroom flat accessed from the rear of the property. The hallway includes some of the original Edwardian tiled floor. A former dual aspect reception room with feature fireplace is now utilised as a double bedroom, with a second single bedroom at the rear. A living room with former fireplace recess (not in use) overlooks the front garden. The kitchen at the rear overlooks the rear garden and opens into a useful porch / sun room. The adjoining ground floor bathroom to one side could make a useful utility space if you were to amalgamate the two properties back together. The ground floor flat currently has its own gas central heating system.

On the first floor, the property is currently laid out as a three bedroom flat accessible via the original front door. Again, the original tiling is still in situ. There is a spacious living room with built in display units and storage. The kitchen and bathroom would offer scope for conversion, and there are three bedrooms including a double and two single rooms. The first floor flat currently has electric

night storage heating and a hot water cylinder with electric immersion heater for hot water. A fire escape at the rear leads down into the rear garden, providing a balcony space off the first floor landing.

OUTSIDE

To the front the gravelled front garden is enclosed by an old front wall and a sloping driveway to one side provides parking and access to the pre-fabricated garage. A side access path leads around to a generous garden with further outbuilding of solid construction with flagstone flooring. The rear garden is surprisingly private and enjoys a southerly aspect. It has been laid to various terraces of gravel and hardstanding for ease of maintenance, with a more recent patio area closest to the property. There is an outside tap, and two further sheds / outbuildings.

SITUATION

The Cross is located just a short walk from the town centre, with the Royal Oak pub just beyond the end of road and the newly combined Herne View Primary School just a few yards further on. The doctors' surgeries are located off Canal Way, and there is good access for dog walking via local footpaths and the Chard - Ilminster cycle path. A short walk takes you to the recreation ground with children's play area, cricket club, football pitches and tennis courts.

In the town centre the local stores are mostly centred around the market square and 15th century Minster church and have everything you need from an excellent butchers and delicatessen, cheese and dairy shop, homewares and antiques stores, clothes boutiques and gift shops. The town is also well served by a town-centre Co-op store and good size Tesco with ample free parking and adjoining bowls club and tennis club. There is also a town library. Ilminster Arts centre is a vibrant arts venue with licensed cafe and the town has its own well-supported local theatre. There are plenty of other places to eat too, including pubs, restaurants, cafes and takeaways. The town has several hairdressers / beauty salons and a dental surgery. Ilminster is arguably one of South-Somerset's prettiest market towns and benefits from superb road links via the A303 and A358.

SERVICES

Mains electricity, gas, water and drainage are connected.

Ultrafast broadband is available in the area. Whilst a mobile signal is likely from both flats outdoors with all four major networks, indoors you could be limited to just a voice signal from O2 and Vodafone.

MATERIAL INFORMATION

Council Tax - Somerset Council Band A for each flat.

The ground floor bathroom is part of a flying-freehold with the former original farmhouse next door.

The first floor flat is currently let on an AST basis. However, due to the EPC rating of the first floor flat, it would not be able to be re-let without improvement works.

We are aware that some chimneys have been removed and therefore anyone looking to use or reinstate them will need to make their own investigations.

The adjoining property and its front wall adjoining the road is a Grade II listed building and therefore the ground floor bathroom of this property may be included within the curtilage of that listing.

As well as the freehold title, there are already two separate leasehold titles registered at HM Land Registry for each flat. Currently, according to the two leasehold titles, the driveway, garage and eastern half of both the front and rear gardens are allocated to the ground floor flat. The western half of the front and rear gardens are allocated to the first floor flat.

As the property is currently laid out as two separate flats, this property has lending implications and therefore only available to cash buyers. Please contact the office for further information.

DIRECTIONS

What3words:///puppets.bronze.suggested



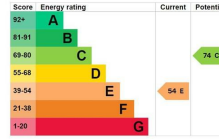
The Cross, Ilminster

Approximate Area = 1654 sq ft / 153.6 sq m

Outbuilding = 107 sq ft / 9.9 sq m

Total = 1761 sq ft / 163.5 sq m

For identification only - Not to scale



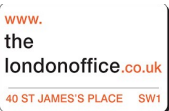
OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1162307



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