

Symonds
& Sampson



Honeysuckle Cottage

Water Street, Barrington, Ilminster Somerset

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Water Street
Barrington
Ilminster

Somerset TA19 0JR

A beautifully presented character cottage set in 0.30 acres (0.12 hectares) in an idyllic position, close to NT Barrington Court.



- Close to NT Barrington Court and countryside walks
 - Beautifully presented throughout
- Set in gardens of 0.30 acres (0.12 hectares)
 - Filled with character features
- Inglenook fireplace with woodburning stove
 - Double glazed throughout
- Good size garage and driveway parking

Guide Price: £575,000

Freehold

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THE DWELLING

A beautifully presented cottage, brimming with character and tucked away in an idyllic position within the conservation area close to NT Barrington Court. This is your chance to be part of this thriving village community, with picturesque countryside walks on your doorstep, and set in generous mature gardens with plenty of space to relax and entertain outside. There's also plenty of parking for you and your visitors and a generous garage forming part of a later extension is a useful bonus whether you use it for your car or as an extension to the accommodation.

ACCOMMODATION

This is very much your quintessential character cottage, but has been extended and sympathetically modernised over the years to create a comfortable, charming and practical home. The front door, framed by Honeysuckle and everlasting Sweet Pea leads through to a typical entrance hall with oak flooring flowing through the sitting room with its inglenook fireplace and woodburning stove, and the adjoining separate dining room. The modern kitchen extends across the rear of the cottage with two windows making the most of the view over the rear garden. The birch units incorporate space for your dishwasher and space for a range cooker, whilst the adjoining utility area has a useful extra sink, set in solid wood worktop and providing room for your washing machine. There is also a handy downstairs WC. Beyond, the double glazed conservatory opens onto the garden and creates a lovely alternative dining space or simply somewhere to relax and enjoy the view over the pretty gardens. From here you can spill out onto a substantial patio area, ideal for entertaining outside.

The first floor is accessed via a cottage style staircase through a latch door in the living room. Well lit from a velux window overhead it leads to three good size bedrooms. The master bedroom forms part of the later extension and includes a spacious, well-fitted en suite shower room. Formerly a bathroom there would be space to reinstate if you so wish but it now has a generous walk-in shower and is finished with stone effect tiling and flooring for a neutral timeless look. There are two further bedrooms to the front with exposed timber wall partitions and overhead beams, whilst across the landing is a good size airing cupboard with hot water cylinder and shelving, as well as a second shower room serving these two bedrooms.





OUTSIDE

A timber 5-bar gate opens to the gravelled driveway which in turn leads up into the lawned gardens and through a side gate onto the large patio area with outside tap to one side. The gardens are beautifully kept, with a rose covered timber arch leading through to a further lawned garden, edged with shrubs including box topiary and opening up into a larger lawn to the east of the cottage. This is dotted with mature trees including oak and beech. There are two substantial timber garden stores and a greenhouse. To the end of the garden is a timber log store.

SITUATION

Barrington is one of South Somerset's most attractive conservation villages and boasts an enviable position with easy access to

excellent road links via the A303 and M5/A358 and yet does not lie on a main road itself. The renowned National Trust property Barrington Court lies at one end of the village and is much more than somewhere to visit. There is a range of artisan workshops, second hand bookstore, café / restaurant, gift shop and lots of lovely spaces to enjoy the peace and quiet over a picnic. There is a super network of public footpaths criss-crossing the estate and village, excellent for dog-walking.

The Barrington Boar is a very well-respected, award winning restaurant/pub with rooms and excellent food and is just a short walk from the property. Additionally, the villagers run The Lyle Room at the village hall providing an alternative place to meet and

socialise over a drink. There is a thriving community spirit at Barrington with lots of things to get involved with should you wish. The village hall is very much a hub for activities and events, which include Community Coffee mornings, Gardening society, Choral society, Amateur dramatics group (The Barrington Players), Pilates, Zumba and Yoga, Table Tennis and Bridge. There really is something for everyone. For those with young families there is also a very well-regarded nursery / pre-school who also offer wrap-around care in the local area and holiday clubs.

The nearby town of Ilminster has a full range of facilities including a wide selection of small independent shops together with two supermarket chains, bars, cafes, post office, bank, doctors'



surgeries, dentist and optician. It is a vibrant local community with an abundance of cultural and activity-based pursuits centered around the Theatre, Arts Centre, Church, Primary School, Tennis and Bowls Clubs and many other community groups. Ilminster has convenient access to the M5 junction 25 just 11 miles away, and the A303 which passes nearby. Crewkerne railway station, on the Waterloo – Exeter line is 7 miles and Taunton Station on the Exeter to Bristol and Paddington lines is 13 miles.

SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating (boiler located in garage).

Ultrafast broadband is available in the area. Mobile signal indoors

is likely to be a limited signal from EE network only, but mobile signal outdoors is likely to be available from all four major networks.

MATERIAL INFORMATION

Somerset Council Tax - Band D

Flooding – the Government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk> gives the flood risk of an area, not a specific property. The owners report there have been no issues for the property with flooding during their time in residence (since the mid-1980's).

As the property is located in a designated conservation area, there are various planning applications within the vicinity and the office is

able to provide help with accessing the Somerset Council Planning Portal if a prospective buyer would like to view any of these in advance. However, the vendors are not aware of any planning application that would detrimentally affect the property or the views from it.

The cottage and small area of garden behind are currently unregistered at HM Land registry but the vendors have asked their solicitor to proceed with voluntary first registration. The major proportion of the garden which was bought as a later addition is already registered.

DIRECTIONS

What3words///crew.tadpoles.cooks

Energy Efficiency Rating		Current	Potential
For energy efficient - lower rating is better			
100-125	A		78
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
1-10	G		
For energy efficient - higher rating is better			
England & Wales		EU Directive 2002/91/EC	

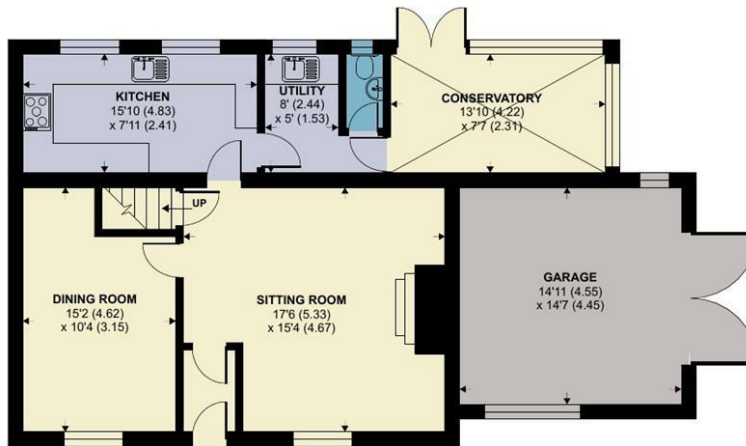
Barrington, Ilminster

Approximate Area = 1499 sq ft / 139.2 sq m

Garage = 220 sq ft / 20.4 sq m

Total = 1719 sq ft / 159.6 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Symonds & Sampson. REF: 1164644



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