



Symonds
& Sampson

School House

Church Square, Ilton, Ilminster, Somerset

School House

Church Square

Ilton

Ilminster

Somerset TA19 9EX

A charming period cottage with a sprinkling of "arts and crafts" elegance and well-proportioned rooms, tucked away in a private position near the parish church.



- Picturesque position close to parish church
 - Offered for sale with no onward chain
 - Well proportioned rooms
 - Character features throughout
 - Beautifully modernised shower-rooms



Guide Price £400,000

Freehold

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THE PROPERTY

Offered for sale with no onward chain, this charming cottage is situated in arguably the most picturesque position within the village. Tucked away in a no through lane close to the parish church, it has been extended over the years to create a sizeable home with lovely proportions and just the right balance of practicality and open-plan living.

ACCOMMODATION

The entrance hall sets the scene for the rest of the accommodation with timber flooring flowing through to the dining room, pretty beamed ceiling and panelling to the stairs. The spacious dining room is roomy enough for both a dining table and some comfy chairs, ideal as a multi-purpose family living space, with the fireplace and wood-burning stove as a lovely focal point. A wide opening leads you through to a spacious kitchen/ breakfast room with practical large "slate" floor tiles and a range of country-style timber fronted units and solid wood worktops, with integrated dishwasher and space for an electric range cooker. Overlooking the garden, the stable door leads out to the rear and there's a handy internal door to the integral garage, perfect if you would like space for extra freezers and the like.

Across the hall, the living room has been extended in the past to create a light-filled, dual aspect room overlooking and opening onto the rear garden. The first floor accommodation is particularly impressive and includes two attractively modernised shower rooms, one en suite to the master bedroom. Both in the same style, including practical wood-effect flooring and period dual head control showers, they are finished with period style radiators to reflect the era of the property. In addition, the master bedroom has fitted wardrobes and a lovely outlook across the garden and parish church to the rear, whilst there are two more good size double rooms at the front of the cottage and a generous single room also enjoying the lovely rear outlook.

OUTSIDE

To the front, the garden is enclosed by a traditional stone wall with wrought iron gate leading onto the flagstone path, flanked by lawn and gravel borders. The block paved carport one side creates a useful undercover area with a rooflight window and overhead light, ideal for parking a small car or useful undercover storage. Double steel and timber doors lead through into the integral single garage. The rear of the garage has additional timber doors allowing useful access to the rear garden without coming through the cottage. The garage also includes an outdoor tap, power and light and a handy door into the kitchen.

At the rear of the cottage is an enclosed garden with a pretty outlook over the grounds of the parish church next door. The area closest to the house is laid to hardstanding with a small stone retaining wall slightly elevating the majority of the garden including lawns, patio areas and gravelled borders. A useful attached stone outbuilding provides useful additional storage.

SITUATION

The property is tucked away from busy traffic in a pretty location close to the parish church. Ilton is very accessible via Ilminster / Puckington or the A358 and just a few minutes' drive from the pretty and thriving market town of Ilminster, which offers day to day amenities including a range of independent shops, cafes and supermarkets as well as lots of clubs, societies and cultural establishments such as the Arts Centre and Warehouse theatre. Ilton benefits from facilities including a pre-school and primary school, cricket pitch, public house, village hall and riding stables / livery yard. Not far away is the picturesque village of Barrington famed for its impressive National Trust house and workshops, and excellent pub. Taunton the County Town (9 miles)

provides a comprehensive range of recreational, scholastic and shopping facilities, as well as a main line railway station (Paddington line). Yeovil and Crewkerne (with its Waitrose supermarket) lie within a similar distance and have main line railway stations (Waterloo line).

DIRECTIONS

What3words///ignites.bearable.assure

SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating via boiler located in the utility room. Partial electric underfloor heating to kitchen extension.

Ultrafast broadband is available in the area. Indoors, a mobile signal is likely to be limited but you are likely to receive a voice signal from O2 and Vodafone, or you may prefer to use Wifi calling. A mobile signal is likely outdoors from all four major networks. Information from Ofcom.org.uk

MATERIAL INFORMATION

As is common, the title register contains mention of various rights and easements and the office is happy to provide a copy of the title register upon request.

The property is approached over a lane leading to the parish church.



Energy Efficiency Rating		Current	Potential
The energy efficiency of a building is measured on a scale from A (most efficient) to G (least efficient).			
Band A	92-100		
Band B	81-91		
Band C	69-80		
Band D	55-68		
Band E	39-54		
Band F	21-38		
Band G	1-20		
Minimum energy efficiency standard (MEES)			
England & Wales		E3 (Minimum)	2025/11/01

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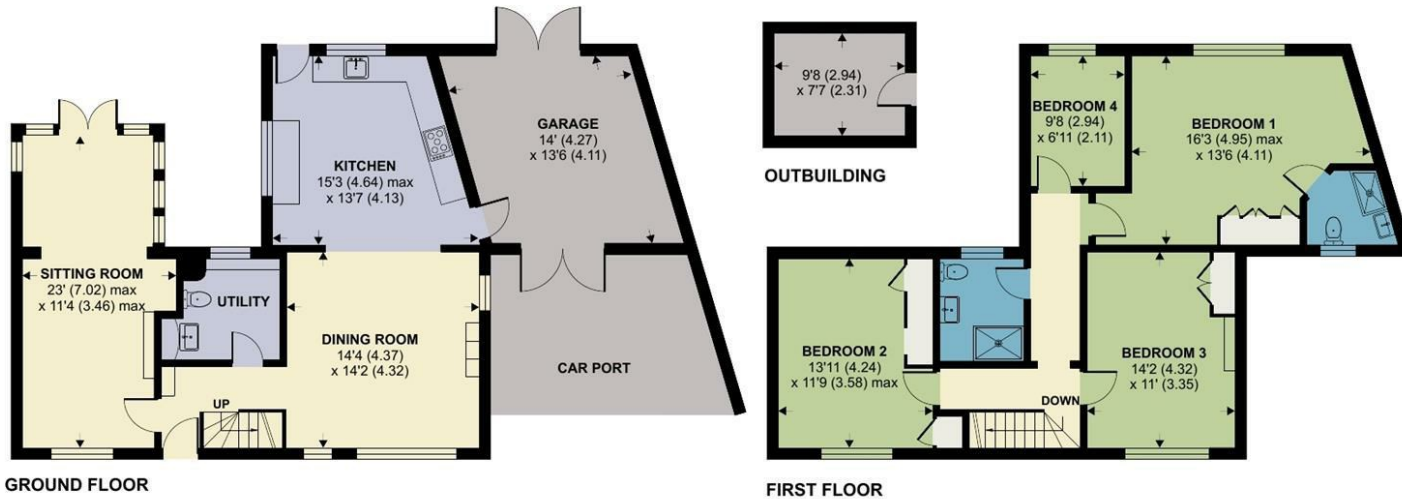
Approximate Area = 1591 sq ft / 147.8 sq m (excludes carport)

Garage = 195 sq ft / 18.1 sq m

Outbuilding = 73 sq ft / 6.7 sq m

Total = 1859 sq ft / 172.6 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). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1180817



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