



Symonds
& Sampson

Bramble Cottage

Main Street, Barrington, Ilminster, Somerset

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Barrington
Ilminster
Somerset TA19 0JD

This intriguing three-storey property is set in southerly facing grounds of 0.30 acres (0.12 hectares) enjoying a picturesque position overlooking the parish church within one of our most sought after villages. Further land, stables and outbuildings may be available by separate negotiation.



- Highly individual detached modern property
- Spacious and flexible accommodation over three floors
 - Character features with modern convenience
- Set within conservation area of a beautiful village
 - Good size southerly facing garden
- Option to purchase additional land by separate negotiation

Guide Price £650,000

Freehold

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THE PROPERTY

This charming and distinctive village home holds more than meets the eye. Over the past 40 years, it has undergone significant alterations and extensions, giving it a character that may lead you to believe it's older than it actually is. It's ideal for those who appreciate the charm and uniqueness of a period property but desire the conveniences of modern living. Spread across three floors, the home offers flexible, character-filled living spaces, all set against the backdrop of the picturesque parish church, pretty village centre and a delightful, south-facing garden. Perfect for anyone seeking a village lifestyle with a sense of community.

ACCOMMODATION

The ground floor can be accessed from both the front door, leading into two connected entrance vestibules and a useful side door from the driveway leading into an additional hall with stairs to the first floor. This layout allows the ground floor to function as a guest suite with its own private entrance, if desired. It features two to three bedrooms, along with a family-sized bathroom, and is connected to the first floor living areas via two separate staircases. These rooms offer great versatility and can be used as bedrooms, home offices, or hobby rooms.

The main living spaces are on the first floor. Although the garden may look slightly elevated from the road, there is level access to the south-facing outdoor areas from the first floor, maximizing sunlight at the rear of the property. The spacious kitchen/breakfast room overlooks the garden and is equipped with traditional country-style timber cabinetry, quartz topped worksurfaces, and timber flooring. An Economy 7 AGA provides background heat and cooking options, while space is available for a separate electric cooker during warmer months. The kitchen also includes room for both a washing machine and a dishwasher. Exposed stone walls enhance the character.

The kitchen/breakfast room flows seamlessly into the formal dining area, located at the top of the stairs. The dining area features parquet-style flooring. Beyond this are two additional reception rooms: a living room with views over the charming village street, and a snug with a west-facing window offering views of the parish churchyard. A garden room connects with the breakfast area, creating a circular flow to the living space.

On the second floor, you'll find the perfect master suite. The master bedroom has French doors that open onto a sunny balcony, and an additional double bedroom could serve as a dressing room if preferred. Both bedrooms share access to a separate shower room.





OUTSIDE

Sat in approximately 0.30 acres, most of the grounds extend behind the property, though there is a driveway on one side providing parking. Stone steps and a timber gate to the west side provide secure access to the side of the house and rear garden on foot. Whilst a further lawned garden is to the side with mature tree, also includes an additional gate leading up via a path to a range of former stables now repurposed as a workshop and storage area. Adjacent to this is a practical hardstanding space for storage and gardening tasks, along with a timber shed near the house, perfect for an additional freezer or household items. The garden also boasts a spacious summerhouse, a timber greenhouse, and another storage shed. With mature trees such as a Copper Beech, Magnolia, and Plum, the grounds include sweeping lawns, well-established borders, and a large stone patio ideal for outdoor entertaining. Further up the garden there is a substantial ornamental pond, and the vendors would be happy to negotiate on the fish and equipment.



There are two outdoor taps to the rear, and an additional hose point as well as external power sockets. There is wiring ready for an electric EV point to be installed in the parking bay, with another tap and external power sockets close at hand.

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.

DIRECTIONS

House - What3words:///punters.branching.loosed

SERVICES

Mains electricity, water, and drainage are connected. Solar PV panels on the rear elevation, workshop / store roof and summerhouse are owned outright by the property and the system includes battery storage (located on the rear kitchen wall). Oil fired central heating.

Ultrafast broadband is available in the area. Mobile signal indoors may be

unavailable or limited from some networks so you may prefer to use Wifi calling. However, outside the property you are likely to receive a signal from all four major networks. The vendor informs us that Wifi signal is available in the garden by way of a booster at the rear of the property.

MATERIAL INFORMATION

Somerset Council Tax Band E

The property is located in a designated conservation area.

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 with flooding for the property during their ownership.

The vendors are not aware of any planning applications which may affect the property itself. As it lies within a conservation area there are various applications locally including the removal of various trees which prospective buyers can view

themselves by using the Somerset council planning portal. There have also been applications within the village for some small scale proposed developments which are unlikely to have any detrimental effect on the property. Please ask the office if you require further information.

There is a right of access for the neighbours at Trevillion Cottage (to the east) to enable them to access their garden gate, across the driveway of this property.

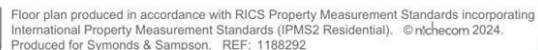
As is common, the title register for the property includes mention of various rights, covenants, and restrictive covenants. The office is happy to provide a copy of the title register upon request.

Not energy efficient - higher running costs

England & Wales	EU Directive 2002/91/EC		restricted head height
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Approximate Area = 2029 sq ft / 188.4 sq m
 Limited Use Area = 63 sq ft / 5.8 sq m
 Former Stable / Store = 182 sq ft / 16.9 sq m
 Outbuilding = 212 sq ft / 19.6 sq m
 Total = 2486 sq ft / 230.9 sq m

For identification only - Not to scale



ILM/KJS/270924



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Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

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