

Symonds  
& Sampson



15 The Beacon  
Ilminster, Somerset

# 15 The Beacon

Iminster  
Somerset TA19 9AH

Reputed to be a former canal workers' cottage dating back to the mid-1800's this extended cottage offers a great deal of character and not only lies within walking distance of the pretty town centre, but has off road parking a handy workshop / store.



- Character cottage within quarter of a mile of the town centre
  - Views over fields to the rear
  - Beautifully improved by current owners
  - Off road parking and workshop / store
- Attractively designed, southerly facing garden



Offers In Excess Of £290,000  
Freehold

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## THE PROPERTY

If you're looking for something a bit different, this charming period cottage offers you the best of both worlds. With fields to the rear, and local countryside footpaths not far away, all the facilities of the pretty town centre are also close at hand. Having been much improved by the current owners, the off road parking is a definite bonus and the addition of the block-built, timber-clad workshop is ideal for those who need extra storage or space for work equipment or hobbies.

## ACCOMMODATION

A useful front porch with UPVC double glazed windows leads through into a very spacious living area with more than enough room for a cosy sitting area around the brick fireplace that houses a woodburning stove. There's still plenty of space for a dining area at the rear too. Attractive LVT lime-washed effect flooring is laid in a herringbone pattern, giving a practical hardwearing finish and adding to the feeling of space. Ceiling beams and a pretty window seat give character and in the corner the stairs rise up to the first floor with a handy downstairs cupboard.

Beyond the living room a stylish kitchen is fitted with an extensive range of dark blue units and marble effect worktop including an integrated electric hob and undercounter oven, fridge freezer and dishwasher. The units across one wall are well thought out to include a utility cupboard with plumbing for both washing machine and tumble dryer, with one also housing the wall mounted gas boiler. A door leads out to the small rear courtyard area which backs onto the fields beyond.

On the first floor, the landing leads to the surprisingly spacious bathroom, well-appointed with a contemporary white suite including separate spacious walk-in shower, separate bath, pedestal wash hand basin and WC. A skylight window lets in plenty of natural light from above and beams to the ceiling give a nice cottage feel.

Across the front of the property is a spacious master bedroom with lovely

feature full-length window overlooking the garden and making the most of its southerly position. Fitted wardrobes provide storage. At the rear of the house, in the later extension there are two smaller bedrooms enjoying the views to the rear. The current owners use a pull-out bed for occasional guest use in one of the rooms, and the other single room makes an ideal dressing room or study.

## OUTSIDE

To the front of the property the garden is a reasonable size and is bisected by a shared footpath across the front of the terrace, leading down through attractive stone pillars from the roadside pavement. To one side a path leads to the front door through a pleasant area of enclosed garden with useful outside tap, whilst to the other side is a further area of garden with substantial pergola, decking and gravelled pathway leading to the parking area. A block-built, timber clad workshop is ideal for tools or hobbies, and has both power and light connected, and an internet cable. Also, in the driveway area is a useful timber log store and area for your recycling bins.

To the rear is a small courtyard accessed via the kitchen door with views over the fields and countryside beyond.

## SITUATION

Located towards the northern edge of the town, the cottage lies within easy reach of public footpaths and Dillington Estate permitted paths which lead you straight into the countryside. The town centre is only a quarter of a mile away and has a good variety of independent stores. These are mostly centred around the market square and 15th century Minster church and have everything you need from an award-winning butcher's, delicatessen, cheese and dairy shop, super hardware store, homewares, antiques stores, clothes boutiques and gift shops. Ilminster is well served by a town-centre Tesco store with ample free parking. Alongside is a bowls club and tennis club and close-by a town library. There is also an excellent Co-op store with adjacent Peacocks clothes store. Ilminster Arts Centre is a vibrant arts venue with a licensed café and there are plenty of other places to eat, including pubs, cafes and restaurants. The town has several hairdressers / beauty salons, a dental surgery, first and middle schools

(soon to combine to a two-tier system) and a modern health centre with two doctors' surgeries. This area of South Somerset remains very much unspoilt. It lies within easy reach of the lovely Jurassic coastline with its many beautiful beaches and historic seaside towns such as Lyme Regis within 30 minutes' drive, whilst just a short drive away are the Blackdown Hills, another AONB perfect for walking and cycling. In terms of accessibility, it offers the best of both worlds with excellent road links such as the A30 and A358 (which in turn connects to the M5 and A303).

## SERVICES

Mains water, drainage, electric and gas are connected.

Ultrafast broadband is available. Mobile signal indoors is most likely to be available from the EE and Three networks, although outdoors you are likely to receive a mobile signal from all four major providers. Information provided by Ofcom.org.uk

## DIRECTIONS

What3words:///move.slept.sublime

## MATERIAL INFORMATION

Somerset Council Band B

The property is located just within the town's designated conservation area.

The garden areas are bisected by the shared path running across the front of the terrace.

Properties 11,13,15,17 are all on one water main with one stopcock and therefore are not able to have individual meters fitted.

There is CCTV at the property which may be recording during viewings.



Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest carbon score)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Average	E		
Below average	F		
Poor	G		
Very poor (highest carbon score)	H		
England & Wales		87	88
EU Directive 2002/91/EC			

# Ilminster

Approximate Area = 914 sq ft / 84.9 sq m  
 Limited Use Area(s) = 9 sq ft / 0.8 sq m  
 Outbuilding = 104 sq ft / 9.6 sq m  
 Total = 1027 sq ft / 95.3 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: 1190523



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