



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. A further 8.53 acres of land, manege, stables and outbuildings lies within walking distance of the property.



- 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
- A further 8.53 acres of land, stables, manege and outbuildings are located close-by.

Guide Price £900,000

Freehold

Ilminster Sales  
01460 200790  
ilminster@symondsandsampson.co.uk



## 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.

## LAND AND OUTBUILDINGS

Within walking distance of the property, along Gibbs Lane is a paddock of 1.05 acres (0.42 hectares) including a 40 x 20 manege (Springride Flexthead Rubber) and timber stable blocks including four loose boxes and a connecting yard between. There is power and water connected. Further along the track section of Gibbs Lane is the main field totally 5.93 acres (2.40 hectares) including an open-faced barn / field shelter, and water connected to the field trough. The public footpath running along the southern boundary has been fenced along its side for safety and practicality of both users of the path and animals in the field. A bridge connects this field to a smaller field / former orchard of 1.55 acres (0.63 hectares). Dotted with apple trees to one side it connects to Bakers Lane on the west boundary, which in turn lies a short walk from the property itself.





## 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///punter.branching.loosed](https://www.what3words.com/punter.branching.loosed)

Paddock, Manège and Stables - [What3words///ghosts.interviewer.pulp](https://www.what3words.com/ghosts.interviewer.pulp)

Further land and barn / shelter - [What3words///defining.tidal.include](https://www.what3words.com/defining.tidal.include)

## 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. Information provided from Ofcom.org.uk

## 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 and the various parcels of land include mention of various rights, covenants, and restrictive covenants. The office is happy to provide a copy of the title registers upon request so that prospective buyers are able to read the various information relating to each parcel of land and take solicitors advice if necessary.

| Energy Efficiency Rating   |   | Current | Potential |
|--|---|---------|-----------|
| The energy efficiency class (rating code) is based on the energy efficiency of the building.   |   |         |           |
| A  | B | C       | D         |
| E  | F | G       | H         |
| Energy efficiency class (rating code)  |   | 57      | 67        |
| For more information on energy efficiency ratings, visit <a href="https://www.gov.uk/government/organisations/energy-efficiency-rating">www.gov.uk/government/organisations/energy-efficiency-rating</a> |   |         |           |
| England & Wales  |   |         |           |
| EU Directive 2002/91/EC  |   |         |           |

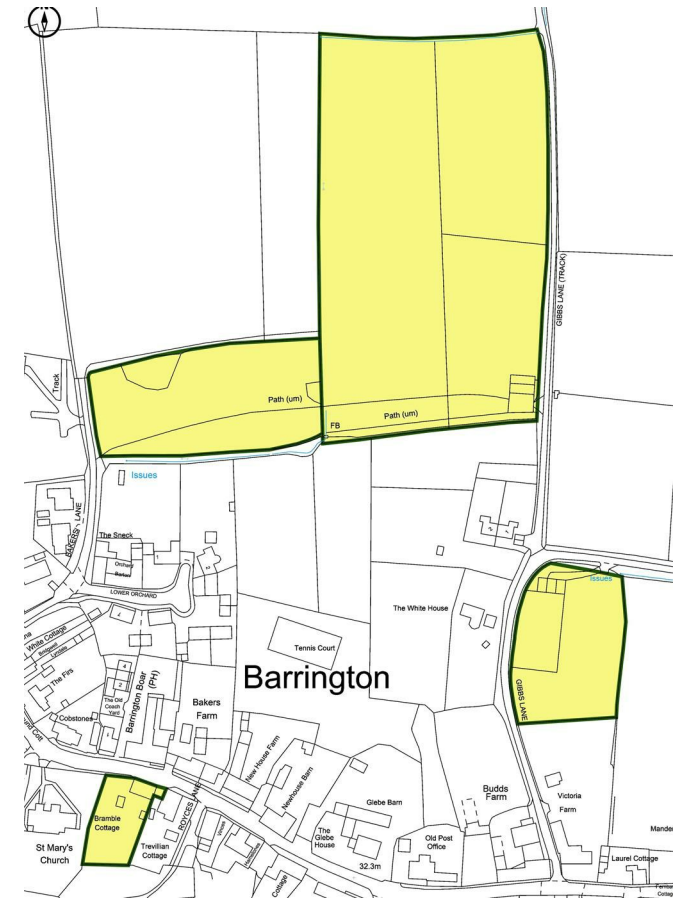
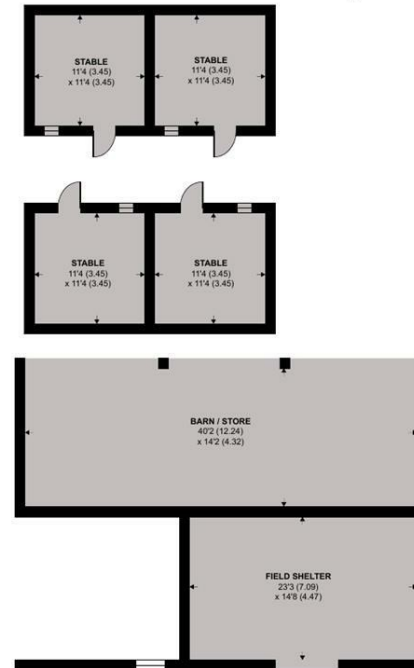
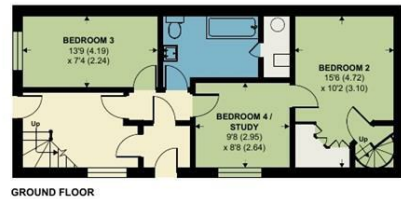
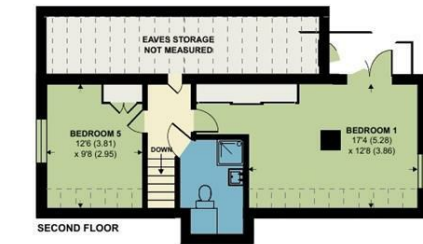
# Barrington, Ilminster

Approximate Area = 2025 sq ft / 188.1 sq m  
 Limited Use Area = 53 sq ft / 4.9 sq m  
 Outbuilding = 1868 sq ft / 173.5 sq m  
 Total = 3946 sq ft / 366.5 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2024. Produced for Symonds & Sampson. REF: 1188292



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www.  
 the  
 londonoffice.co.uk  
 40 ST JAMES'S PLACE SW1

01460 200790

ilminster@symondsandsampson.co.uk  
 Symonds & Sampson LLP  
 Symonds & Sampson, 21 East Street,  
 Ilminster, Somerset TA19 0AN



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