

Symonds
& Sampson



Hillcrest

Puckington, Ilminster, Somerset

Hillcrest

Puckington
Ilminster
Somerset TA19 9JA

Set in over a third of an acre with a spacious workshop / studio in the garden, this charming cottage bursts with character and enjoys far reaching views from the garden.



- Beautifully presented attached cottage
- Large, mature gardens backing onto fields
 - Views towards Burrow Hill
- Large workshop / garden studio perfect for hobbies
- Mains gas central heating and double glazing



Guide Price £550,000

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

Sympathetically modernised, but still retaining plenty of its period charm, this substantial cottage has been much improved over the years to bring it right into the 21st century. With the benefit of both mains gas central heating and solar panels on the rear elevation, the property is not listed and also benefits from double glazing. Perfect for families looking for a garden large enough to run around in, or green-fingered hobbyists who need outdoor space and storage. Couple this with the lovely position backing onto countryside and good access to both Ilminster and good road links, it has a great deal to offer.

ACCOMMODATION

As soon as you enter the front hall you get your first glimpses of the character accommodation on offer. A beautiful herringbone wood floor flows through into the formal dining room, with its inglenook fireplace, wood-burning stove and pretty window seat. Light flows in on the south side from a fully glazed door to the driveway. The dual-aspect sitting room also has a window seat and the most beautiful cross-chamfered beamed ceiling. A further inglenook fireplace with slate hearth is inset with brick and a further woodburning stove. Period style radiators complement the character of each room. The spacious kitchen / breakfast room lies across the rear of the house and is fitted with birch effect units incorporating an undercounter fridge and freezer, integrated gas hob and electric double oven, and slimline dishwasher. The adjoining utility room incorporates plumbing for both a washing machine and tumble dryer, with a stylish well-appointed shower room adjoining. A double glazed conservatory across the rear of the house gives you an extra, light and airy living space on the ground floor, overlooking the gardens and helping to bring the "outside in".

On the first floor, three double bedrooms include a particularly spacious dual aspect main bedroom with generous built-in storage. The family bathroom has been attractively modernised and includes both a bath and separate shower cubicle.





OUTSIDE

To the side, double timber gates open onto a driveway providing parking and access to the timber double carport. The gardens extend to the rear of the cottage with a large riven stone patio, laid on an angle to create the feeling of space and creating the ideal area to relax and dine outside. The well stocked borders include shrubs and perennials with stone steps leading up onto the expansive lawn, dotted with fruit trees. There's an aluminium greenhouse and fruit beds containing gooseberries, currants and raspberry canes. Adjoining is a substantial attached block built workshop / studio area with power and light

connected. A large Magnolia gives welcome Spring interest, whilst the top of the garden contains a summerhouse well-placed to make the most of the views over the fields behind with a distant view of Burrow Hill. Beyond the beech hedge is a further strip of allotment style garden perfect for vegetable growing and accessed via an additional path through a useful compost area.

SITUATION

Puckington is a small but friendly village located just North of the thriving market town of Ilminster. The village itself has a parish church and mainly consists of attractive period properties that lie within easy reach of excellent road links,

and a range of local facilities. The nearby village of Barrington renowned for its stunning National Trust property Barrington Court, also has a great community feel with popular pub "The Barrington Boar" and a well-supported village hall with various events and societies including local produce market, gardening club and amateur dramatics group. Ilminster itself has a wide 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 butchers, delicatessen, cheese and dairy shop, homewares, antiques stores, clothes boutiques and gift shops as well as a



town-centre Tesco store with ample free parking. Should you need to go further afield the A303 and A358 lie within easy reach.

DIRECTIONS

What3words///twin.furnish.quits

SERVICES

Mains electricity, gas, water and drainage are connected. Solar panels on the rear elevation are owned outright by the property and were installed in 2015.

Ultrafast broadband is available in the area. The vendors

inform us that their current Wifi speed is 150Mb, and that speeds of up to 500Mb are available if you pay for an Ultrafast broadband contract. According to Ofcom.org.uk mobile signal indoors may be limited or unavailable and you may prefer to use Wifi calling, however outdoors it is likely to be available from all four major network providers. However, the vendors have told us that this information is inaccurate and they have "never had any problems with mobile signal being limited on unavailable indoors" and that "mobile signal indoors is good and reliable".

MATERIAL INFORMATION

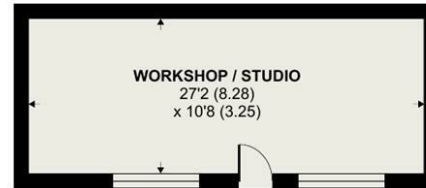
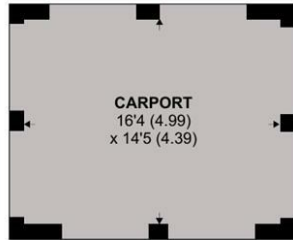
Somerset Council Tax Band D

The property is located in a designated conservation area, but is not a listed building.

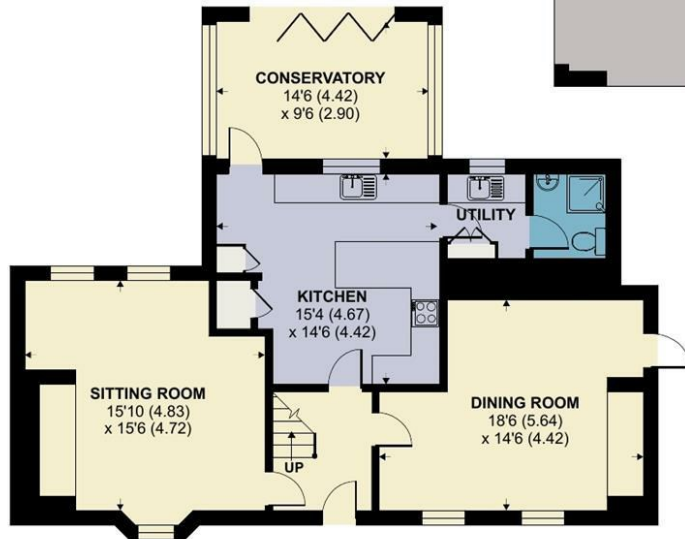
Energy Efficiency Rating		Current	Target
Very energy efficient (lower carbon dioxide emissions)	A		
Energy efficient	B	78	88
Decent	C		
Below average	D		
Low energy efficiency	E		
Very low energy efficiency	F		
Lowest energy efficiency	G		
EU Directive 2002/91/EC			
England & Wales			

Hillcrest, Puckington, Ilminster

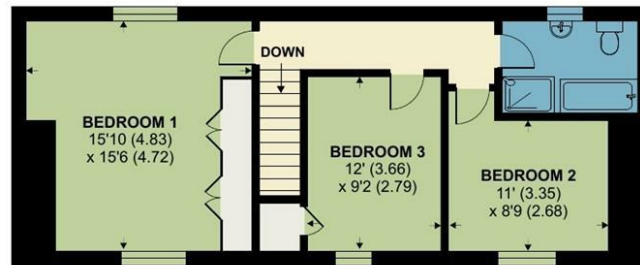
Approximate Area = 1666 sq ft / 154.8 sq m
 Outbuilding = 290 sq ft / 27 sq m
 Total = 1956 sq ft / 181.7 sq m
 For identification only - Not to scale



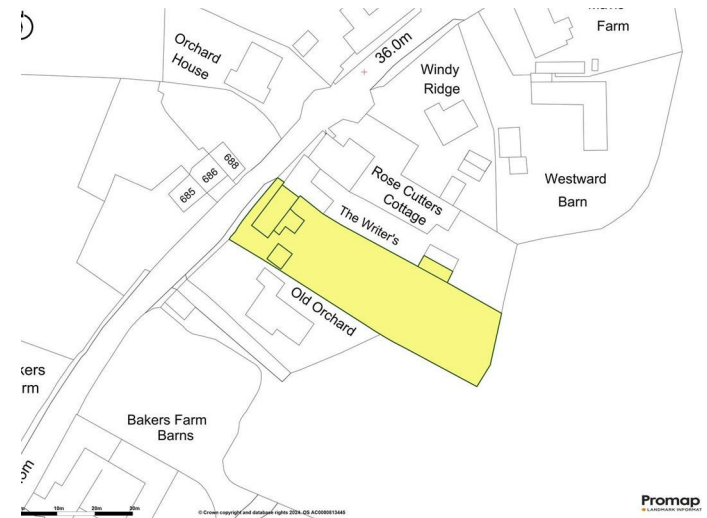
OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Symonds & Sampson. REF: 1196202.



ILM/KJS/101024



01460 200790

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



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.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT