



Symonds  
& Sampson

43 West Street  
Ilminster, Somerset



# 43 West Street

Ilminster  
Somerset TA19 9AB

A delightful period cottage that makes the most of its southerly facing views and convenient position, lying within walking distance of the pretty town centre and set in a good size plot with excellent parking and double garage.



- Period cottage in Ilminster's conservation area
- Within walking distance of the pretty town centre
- Southerly facing rear garden with summerhouse
  - Views towards Herne Hill
- Generous parking and double garage
- Spacious accommodation over three floors
  - Scope to create a home office / study

Offers In Excess Of £425,000  
Freehold

Ilminster Sales  
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## THE PROPERTY

Set in a good size plot totalling 0.21 acres, this super cottage offers more than may initially meet the eye. With rear access off Brewery Lane, there's ample off road parking and a double garage providing excellent scope as a workshop or hobby space, as well as sunny gardens with a pleasant southerly outlook across town to the countryside of Herne Hill. With spacious accommodation over three floors and a practical layout, there's ample room for visiting friends and family. It's the perfect property for a busy couple or those looking to move closer to the convenience of town, who still want to retain an open outlook and plenty of outdoor space.

## ACCOMMODATION

On a day to day basis you are most likely to use the rear entrance to the property off Brewery Lane, which will lead you through the pretty garden to the kitchen / dining room. However, to the front, the traditional entrance hall welcomes you with an attractive decorative tiled floor whilst to one side is a cosy front sitting room with wood-burning stove creating a attractive focal point. This opens through to the spacious kitchen / dining room at the rear with its southerly facing windows and skylights flooding the back of the house with natural light. The cream kitchen units incorporate space for a range cooker, and further space for an upright fridge freezer whilst there's ample room for your dining table to one side. French doors allow you to spill out onto the good size patio at the rear, perfect for entertaining. Tucked away to one side of the kitchen a separate utility area houses room for both your washing machine and tumble dryer, and is also accessible from the entrance hall. Adjoining is a downstairs cloakroom and walk-in boiler room housing the wall mounted gas boiler for central heating and hot water.

On the first floor, the family bathroom is beautifully appointed with a white suite including concealed cistern WC, vanity wash hand basin, and bath with mains shower over all finished with stylish grey metro tiling. A spacious double bedroom lies across the front of the cottage. At the rear is a further single bedroom with far reaching views. The second floor consists of a spacious master bedroom with large dormer windows making the most of the sunshine and views, and fitted bedroom units. There is a well designed en suite shower room to one side.



## OUTSIDE

To the front, the garden is enclosed by a gate and traditional stone wall to one side. At the rear, the property is accessed via Brewery Lane through wrought iron gates. To one side is a detached double garage of solid construction with pitched roof and with power and light connected. The double garage is subdivided and has two separate up and over doors. One side measures 5.45m x 2.50m and the other is slightly larger at 5.45m x 3.60m. Whether you need space for vehicles, a workshop area or room to indulge a favourite hobby, the layout with its two separate doors and windows for natural light make this a real bonus for a town centre property. To the side and rear of the double garage are further areas of garden which could be used as a separate vegetable garden if preferred.

The driveway continues around to the rear of the property. There is ample off road parking and rear access into the garden which enjoys a sunny southerly aspect. The neighbour has a right of access across the driveway to their own property. Across the rear of the house is a substantial riven stone patio perfect for outside dining and relaxation, with steps leading down past a rose garden to a lawn with well-placed summerhouse and adjoining garden store. There is also a further stone built store to one corner and an outside tap next to the house.

## SITUATION

The property is in the heart of the community, in our pretty town centre with its wide variety of facilities. The shops 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, boutiques and gift shops. Ilminster is also well served by a town-centre Tesco store with ample free parking as well as a central Co-op store. Alongside Tesco is a bowls club and tennis club and close-by a town library. Ilminster Arts Centre is a vibrant arts venue with licensed café and there are plenty of other places to eat too, including pubs, cafes, restaurants and take-aways. The town also has a well-regarded local theatre. There are several hairdressers / beauty salons and a dental surgery as well as modern health centre on the southern side of the town including two doctors' surgeries.



Ilminster is arguably one of South-Somerset's prettiest market towns and has everything you need for day-to-day living on your doorstep. It also has a recently merged Primary School and pre-schools / nurseries. Should you need to go further afield the town benefits from superb road links via the A303 and A358. Local railway stations lie at Crewkerne (Waterloo – Exeter) and Taunton (Paddington).

## DIRECTIONS

What3words:///beefed.boot.circus

## SERVICES

Mains electricity, gas, water and drainage are connected.

Ultrafast broadband is available. Mobile signal indoors is likely to be best from EE or Three networks, although a signal outdoors is likely to be available from all four major networks. Information provided by Ofcom.org.uk.

## MATERIAL INFORMATION

Somerset Council Tax Band C

The property is located in a designated conservation area.

The neighbouring property was granted planning permission for an attic conversion and addition of a shed ref 23/00406/HOU. The shed is already in situ and we believe works have commenced for the attic conversion.

The neighbouring property 41 West Street has a right of way across the driveway to reach their own property.





**Energy Efficiency Rating**

Very energy efficient - lower running costs

92 (A) 85 (B) 80 (C) 75 (D) 70 (E) 65 (F) 60 (G)

68

Not energy efficient - higher running costs

**England & Wales**

EU Directive 2002/91/EC

## West Street, Ilminster

Approximate Area = 1100 sq ft / 102.1 sq m

For identification only - Not to scale



ILM/KJS/251024



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PROTECTED

www.  
the  
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