

A two-story stone house with a brown tiled roof. The house features a bay window on the left, a central entrance with a red door, and a white garage door on the right. The house is surrounded by a green lawn and some shrubbery. A dark green banner is at the top, and a dark green banner is at the bottom.

Symonds
& Sampson

Cobbs Lee
Dowlish Wake, Ilminster, Somerset

Cobbs Lee

Dowlish Wake

Ilminster

Somerset TA19 0NZ

In one of our most sought-after villages and with countryside walks on your doorstep, this light and airy detached home offers much more than initially meets the eye.



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- Modern detached house in sought after village
 - Tucked away in a quiet lane
 - Close to a myriad of local countryside walks
- Just 2 miles from the pretty market town of Ilminster
 - Well presented throughout
- Pretty gardens with separate workshop and summerhouse
- Single garage with adjoining utility room

Guide Price £480,000

Freehold

Ilminster Sales
01460 200790

ilminster@symondsandsampson.co.uk



THE PROPERTY

With a lovely feeling of light and space, this modern detached home has been well looked after by the current owners and really makes the most of its position in this sought after village with open countryside on your doorstep. Tucked away off a quiet lane, the house is sat almost in the middle of its grounds giving a generous frontage and attractive gardens surrounding the house on three sides. There's enough space whether you're a busy family or a couple looking for a lower maintenance "lock-up and leave". You're sure to be impressed with the exceptionally roomy ground floor, that gives you a hint of open plan living whilst retaining the flexibility of separate rooms.

ACCOMMODATION

Initially, a handy storm porch with tiled floor opens through into a spacious entrance hall. Well-proportioned with room for furniture including a comfy chair if you so wish, there's an L-shaped understairs cupboard providing copious storage and a modern ground floor shower room to one side providing a handy second set of facilities. The vendors have also installed a water softener helping with day to day maintenance and increasing the longevity of appliances.

The dual aspect living room includes a traditional fireplace (not currently in use) and enjoys views over the front and rear gardens. This leads through to an open plan breakfast area adjoining the attractively fitted kitchen. The neutral coloured units include integrated fridge freezer, electric oven with designated microwave space above, and induction hob. The boiler is discreetly tucked away in one of the fitted cupboards. An opening leads through to a later extension which has created a lovely additional reception room. With its vaulted ceiling and patio doors, it's a versatile and attractive room perfect as an all-year-round garden room or a more formal dining space.

On the first floor, the generous landing includes a double fitted cupboard perfect for linen, with a built in electric heater. The loft space is partly boarded and has excellent head height, making it perfect for storage and accessible via a wide hatch and sturdy fold down timber ladder. To one side a modern bathroom ticks the box for those with younger children. There are two double bedrooms, each with a pleasant outlook and fitted wardrobes including hanging space, shelving and drawer units. There are two smaller bedrooms ideal as singles or for home office / hobbies.

OUTSIDE

A gated driveway provides off road parking and access to the single garage, with its roller shutter door, power and light connected. The rear of the original garage has been partitioned off to create a separate utility / laundry room which houses the consumer unit, gas meter and space for both your washing machine and a vented tumble dryer. There's also a handy extra stainless steel sink for those dirtier jobs.

The mature front gardens are laid to lawn with well stocked borders underplanted with spring bulbs and a gateway leads through to the majority of the garden at the side and rear, enjoying a south-westerly sunny aspect and a good degree of privacy. A patio provides space for outside dining and relaxation, whilst a separate timber shed acts as a tool shed / workshop. There's an additional timber summerhouse to one corner and a handy outside tap. There is a further garden shed alongside the southern boundary.

SITUATION

Dowlish Wake is a beautiful and sought-after village just two miles south-east of the thriving market town of Ilminster and away from main roads giving you peace and quiet. Whilst Ilminster offers a superb range of independent shops and two town centre supermarkets, the

village of Dowlish Wake itself has its own village facilities. These include a traditional and quiet pub with accommodation "The New Inn" and a very popular Cider Mill with its own well-stocked farm shop and adjoining cafe. They also run various events such as Pizza evenings in their orchard during the summer months. The village sits either side of the small Dowlish Brook with its pretty 17th century packhorse bridge, and a pleasant stream running past many of the village properties. St Andrews Church stands at the northern end of the village with the adjacent Speke Hall acting as the village hall. The Lawrence Kellett Playing Field is a large recreation ground with football pitch and children's playground, as well as rebuilt Pavilion and Croquet Lawns.

DIRECTIONS

What3words/////sketch.beeline.hourglass

SERVICES

Mains electricity, gas, water and drainage are connected to the property. The heating is on a remotely accessible system, controlled by a Nest thermostat in the hall.

According to Ofcom.org.uk, standard broadband is available in this area and although mobile signal indoors may be limited and you might prefer to use Wifi calling, you are likely to receive a mobile signal outdoors from all four major networks.

MATERIAL INFORMATION

Somerset Council Tax Band E



Energy Efficiency Rating		
Energy Efficiency	Current	Potential
Very energy efficient - lower running costs		
A++ (91-100)		80
A+ (81-90)		
A (71-80)		
B (61-70)		
C (51-60)		
D (41-50)		
E (31-40)		
F (21-30)		
G (1-20)		
Very energy inefficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

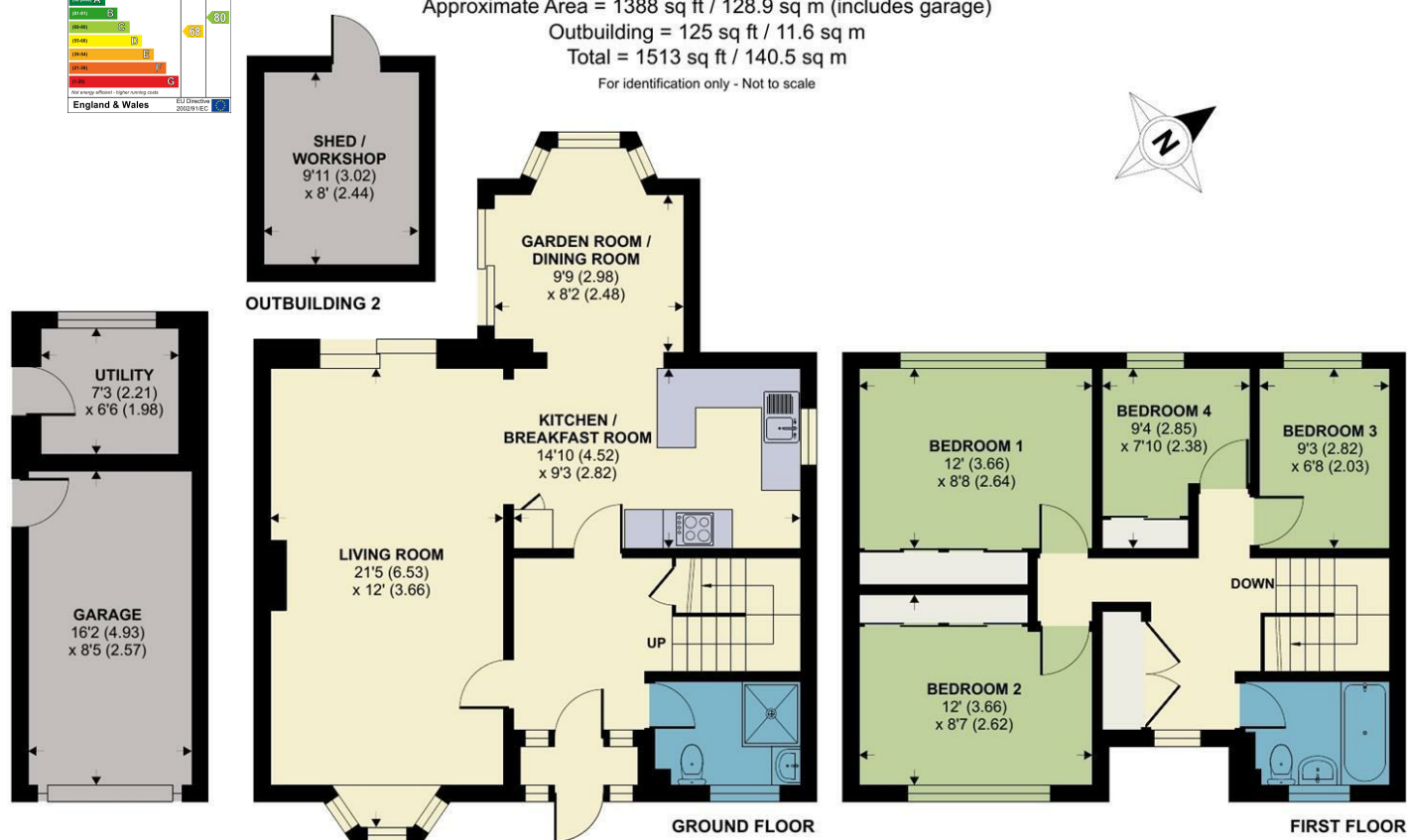
Dowlish Wake, Ilminster

Approximate Area = 1388 sq ft / 128.9 sq m (includes garage)

Outbuilding = 125 sq ft / 11.6 sq m

Total = 1513 sq ft / 140.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1249132



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01460 200790

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



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