

Symonds  
& Sampson

# Tudor Cottage

Copse Shute Lane, Barrington, Ilminster, Somerset



# Tudor Cottage

Copse Shute Lane  
Barrington  
Ilminster  
Somerset TA19 0JD

Full of character and tucked away in one of our most sought-after villages, this detached cottage lies in mature gardens of just over half an acre and offers further potential for you to make it your own.



- Pretty detached cottage in sought-after village
- Set within a half an acre of mature gardens
- Brimming with character features throughout
  - Oil fired central heating, double glazing
- Sunny, south-westerly aspect to the rear
  - Garage and driveway parking

Guide Price £600,000

Freehold

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## THE PROPERTY

This charming cottage is brimming with character features, from inglenook fireplaces to exposed beams. Having been extended in the mid-1990's the property now offers well-proportioned accommodation which opens at the rear onto a lovely mature garden sure to be popular with green-fingered buyers and families alike.

## ACCOMMODATION

The pretty front door opens into a spacious dining hall with leaded windows and wooden flooring. Beyond, a spacious kitchen / breakfast room overlooks the rear garden and is fitted with a range of fitted units which incorporate space for both an electric cooker and a dishwasher, with room in the middle for a breakfast table. The rear lobby is useful for coat and boot storage, and a stable door opens to the garden. The charming sitting room has surprisingly good ceiling heights and has a stunning inglenook fireplace, whilst to one side the stairs lead up to the first floor through a timber latch door. A versatile garden room with french doors opening onto the garden could equally be used as a home office / study area. Beyond the sitting room, you enter into a second good size reception room with feature fireplace and Villager woodburning stove. At the rear a lobby leads through to a separate utility area with space for your washing machine, a useful second sink and extra storage. A useful downstairs shower room to one side also houses the Camray oil fired boiler.

On the first floor a half landing leads in two separate directions, with the rear landing providing access to the loft space via hatch and the bathroom which is part of the later extension over the kitchen. The bathroom includes both a separate shower cubicle and bath. An airing cupboard houses the hot water tank and slatted shelving. Across the landing is a lovely dual aspect double bedroom with fitted wardrobes, its partly vaulted ceiling and original beams providing character.

The larger area of landing is bright and spacious with room for additional furniture or to be used as a study space with a lovely outlook over the rear garden. There are two further good size bedrooms, both with lovely views over the village street scene, and an en suite WC to the larger room making it perfect for guests.

## OUTSIDE

The property is set in mature and attractive grounds extending to just over a half an acre and lying mostly to the rear, enjoying a sunny south-westerly aspect and good privacy. A driveway to one side provides off road parking and access to the single garage with up and over door, power and light connected. A gateway leads through to the rear where a paved patio extends across the rear of the cottage with raised beds, stone retaining wall and crab apple tree. Meandering lawns take you through the garden which is interspersed with shrubs and specimen trees including Maple and Acer, fruit trees such as Apple, Pear and Plum, a mature Walnut tree and Hazel hedgerows. Closer to the patio is an ornamental pond, log store and timber garden shed. There is also a further timber shed and an outside tap. A side gate provides access to the side alleyway containing the oil storage tank for the central heating system.

## 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

What3words/////ripe.swims.spring

## SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating. Solar panels (please see Material Information below)

Ultrafast broadband is available in the area. Mobile signal could be limited or unavailable indoors and you may prefer to use Wifi calling. However, mobile voice and data signal is likely to be received outside from EE, O2 and Vodafone networks. Information provided by Ofcom.org.uk

## MATERIAL INFORMATION

Somerset Council Tax Band F

The property is located in the village's designated conservation area.

The neighbouring cottage has the benefit of a pedestrian right of way over the enclosed side alleyway where the oil tank is located.

The vendor has informed us that the solar panels are owned outright by this property but we are yet to confirm details relating to any feed-in tariff.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
A++ (91-100)	A (69-78)	D (40-45)
A+ (81-90)	B (59-68)	E (31-36)
A (71-80)	C (50-58)	F (21-30)
B (61-70)	D (40-45)	G (1-10)
C (51-60)	E (31-36)	
D (41-50)	F (21-30)	
E (31-40)	G (1-10)	
F (21-30)		
G (1-20)		
<small>           The energy efficiency of a property is measured on a scale from A to G. A is the most energy efficient and G is the least. The rating is based on the property's energy performance certificate (EPC). The rating is valid for 10 years. The rating is based on the property's energy performance certificate (EPC). The rating is valid for 10 years.         </small>		
<small>           England &amp; Wales            EPC Directive            2002/91/EC         </small>		

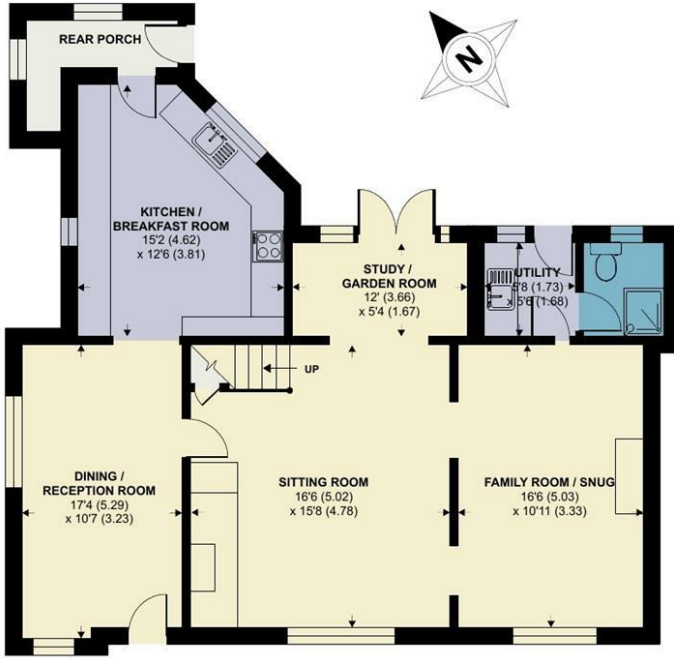
## Tudor Cottage, Barrington, Ilminster

Approximate Area = 1974 sq ft / 183.4 sq m

Garage = 39 sq ft / 3.6 sq m

Total = 2013 sq ft / 187 sq m

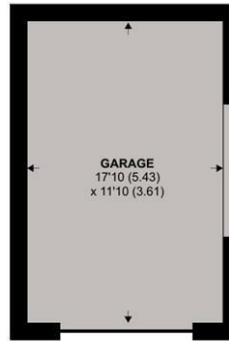
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntichecom 2024. Produced for Symonds & Sampson. REF: 1191211



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