



Symonds
& Sampson

12 The Beacon
Ilminster, Somerset

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Ilminster

Somerset TA19 9AH

Set in 0.41 acres (0.16 hectares) and located in one of the town's most prestigious locations this spacious family home offers the best of both worlds – stunning countryside views and the convenience of a pretty and thriving town centre nearby.



- Spacious and characterful home
- Far reaching views across the landscape
- Practical family living space with excellent proportions
 - Generous and sunny rear garden
 - Gas central heating plus Solar PV panels
 - Driveway parking and additional garages

Guide Price £650,000

Freehold

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THE PROPERTY

Perched in a prime position to maximize breathtaking panoramic views, this exceptionally spacious home retains hints of its 1930s heritage while benefiting from extensive rebuilding and expansion over the years. Set on a generous plot with a sun-filled rear garden, it offers ample space for those who appreciate openness while enjoying the convenience of nearby town amenities and excellent road connections.

ACCOMMODATION

A spacious and practical entrance porch boasts commanding westward views and provides ample space for coats and storage. Wide double doors lead into an impressive central entrance hall, where original herringbone-patterned parquet flooring adds character. The dual-aspect family room retains its original stone mullion windows, Minster stone fireplace, and elegant wall paneling, making it an inviting space that could also serve as a formal dining room—perfect for enjoying sunsets thanks to its westerly aspect.

Across the hall, a generously sized dual-aspect sitting room features another original fireplace, this one fitted with a wood-burning stove for a cozy ambiance. A discreet downstairs cloakroom is tucked beneath the wide, turning staircase, which still showcases much of its original "Arts and Crafts" oak bannister and balustrade.

On the south side of the house, a stylish kitchen and dining room form part of a later extension, opening onto a front patio. The space benefits from electric underfloor heating, while the kitchen has been updated with sleek contemporary grey cabinetry, slate-effect worktops, and a double butler-style ceramic sink. There is room for an electric range cooker and an American-style fridge freezer with a water connection, as well as an integrated dishwasher. A breakfast bar separates the kitchen from the larger dining area, creating a relaxed spot for informal meals. The adjoining utility room, with a back door leading to the rear garden, offers space for both a washing machine and tumble dryer—perfect for wash days.



A large picture window on the half-landing floods the hallway and first floor with natural light. The upper level offers five well-proportioned bedrooms, providing flexibility for a growing family or those working from home. All front-facing rooms showcase breathtaking views stretching across the surrounding landscape to the distant Blackdown and Quantock Hills. The dual-aspect master bedroom includes ample built-in storage and a spacious en suite with a separate shower. At the rear, the family bathroom features a white suite with a shower over the bath, while a separate WC on the landing adds convenience—especially for the smaller bedroom, which could serve as a home office or nursery. From this room, a staircase leads to a well-appointed, boarded attic space, offering easily accessible storage.

OUTSIDE

A sweeping driveway leads to the front of the property, offering ample off-road parking and turning space. Additionally, the property includes two original single garages at roadside level, which adjoin the neighboring garage. The slightly elevated rear garden benefits from abundant sunlight in good weather. The former site of an outdoor pool has been beautifully landscaped into a spacious patio, ideal for entertaining. Raised beds provide space for homegrown produce, while a tool/storage shed and greenhouse area sit conveniently adjacent to the house.

SITUATION

Located towards the northern edge of the town, the property lies within easy reach of public footpaths and Dillington Estate permitted paths which lead you straight into the countryside. The town centre is only a quarter of a mile away and has a good 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 butcher's, delicatessen, cheese and dairy shop, super hardware store, homewares, antiques stores, clothes boutiques and gift shops. Ilminster is well served by a town-centre Tesco store with ample free parking. Alongside is a bowls club and tennis club and close-by a town library. There is also an excellent Co-op store with adjacent Peacocks clothes store. Ilminster Arts Centre is a vibrant arts venue with a licensed café and there are plenty of other places to eat, including pubs, cafes and restaurants. The town has



several hairdressers / beauty salons, a dental surgery, first and middle schools (soon to combine to a two-tier system) and a modern health centre with two doctors' surgeries. This area of South Somerset remains very much unspoilt. It lies within easy reach of the lovely Jurassic coastline with its many beautiful beaches and historic seaside towns such as Lyme Regis within 30 minutes' drive, whilst just a short drive away are the Blackdown Hills, another AONB perfect for walking and cycling. In terms of accessibility, it offers the best of both worlds with excellent road links such as the A30 and A358 (which in turn connects to the M5 and A303).

DIRECTIONS

What3words/////pint.joints.broom

SERVICES

Mains electricity, gas, water and drainage are connected. Solar PV panels that were already in situ when the current owners purchased in 2019 and are owned by the property. We are informed they generate in the region of £1500 per annum via a feed-in tariff from British Gas but further details can be provided in due course.

Ultrafast broadband is available in the area. Mobile signal indoors for both voice and data is most likely via the EE network, but outdoors you are likely to receive a signal from all four major networks. Information provided by Ofcom.org.uk

MATERIAL INFORMATION

Somerset Council Tax Band G

As is common, the title register contains mention of various historic covenants / restrictive covenants and the office is happy to provide a copy on request if a prospective buyer would like to read this prior to making an appointment to view.

The vendor informs us that there may be CCTV recording at the property at the time of any viewings.

As is common on a property of this age, the vendor believes the property may contain some asbestos.



Energy Efficiency Rating		
Energy efficiency class	Current	Potential
A		
B		
C		
D		
E		
F		
G		
England & Wales		

The Beacon, Ilminster

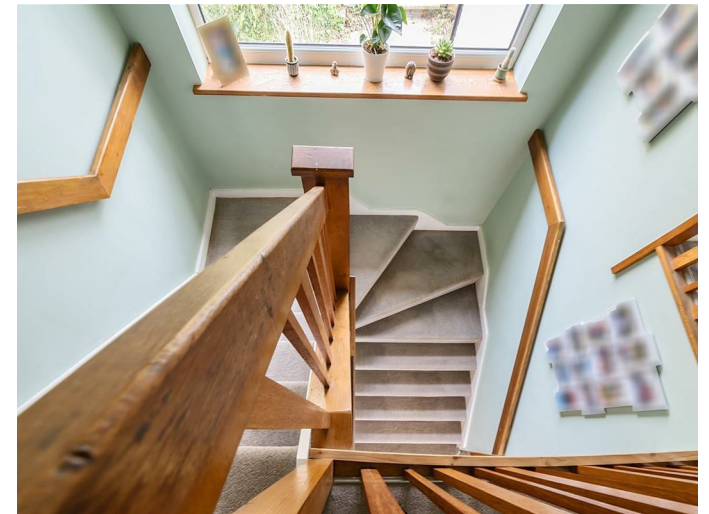
Approximate Area = 2296 sq ft / 213.3 sq m

Garage = 280 sq ft / 26 sq m

Outbuilding = 71 sq ft / 6.6 sq m

Total = 2647 sq ft / 245.9 sq m

For identification only - Not to scale



ILM/AJW/110325



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