

A two-story white house with a blue door and a stone garden wall. The house has a grey tiled roof and a prominent red brick chimney on the right side. The front garden is enclosed by a low stone wall and a black metal fence, with several green hedges and a path leading to the entrance. The house is situated on a street with other stone buildings visible in the background.

Symonds
& Sampson

The Manse

32 East Street, Ilminster, Somerset

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32 East Street
Ilminster
Somerset TA19 0AN

Lying right in the heart of the pretty town centre, this charming Georgian house has typically generous proportions and a lovely sheltered garden with views towards the countryside.



- Grade II listed Georgian house
- In the heart of the pretty town centre
 - Views towards countryside
- Local facilities on your doorstep
- Spacious character accommodation
- South-facing enclosed rear garden

Guide Price £535,000

Freehold

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THE PROPERTY

This Grade II listed Georgian home is beautifully presented throughout, retaining charming period features such as timber doors, picture rails, and exposed beams, along with the impressive ceiling heights typical of a property of this era. It offers the best of both worlds, with its sheltered and sunny garden at the rear providing views towards the countryside, and the pretty town centre facilities right on your doorstep.

ACCOMMODATION

The original period front door opens into a traditional lobby, leading to the central entrance hall, where a slate-tiled floor extends from front to back. From here, period timber doors provide access to all the principal rooms. An original Georgian staircase ascends to the first floor.

The sitting room, with its stripped timber floor, enjoys a delightful aspect featuring two large sash windows with original shutters that flood the space with natural light. A charming fireplace with a decorative tiled inset adds character, while an alcove to one side provides the perfect nook for displaying books. Across the hall, a versatile reception room—complete with another feature fireplace offers an ideal space for a study or family room.

A step down from the hall leads to the kitchen, where a timber latch door opens into a useful walk-in pantry/store room with blue lias flagstone floor. This space is well-equipped with built-in storage, including shelving, and pull-out drawers. Another small step takes you past a centuries-old door under the staircase into the separate dining room, which also boasts a blue lias flagstone floor and a characterful fireplace. An alcove to one side provides extra storage and bookshelves.

Spanning the rear of the property, the charming light-filled kitchen/breakfast room has been updated by the current owners. It now features an attractive range of fitted units with quartz worktops, including floor-standing cupboards with a recycling drawer, an integrated dishwasher and bespoke wall shelving for additional storage. A stable door and windows overlook the south-facing rear garden, while ample space is available for a range cooker, with the boiler neatly concealed within the kitchen units. This inviting space is both practical and sociable, offering plenty of room for a breakfast table. An archway and timber latch door lead to an outer lobby with a ceramic tiled floor. This useful area provides access to the front of the house and, through the cloakroom/utility room, to the garden—offering a convenient passage

from front to back. As well as providing a useful downstairs WC the utility area is spacious enough to accommodate a washing machine and tumble dryer.

The elegant Georgian staircase, featuring its graceful bannister, leads to the first-floor landing, where a south-facing window captures beautiful views. A large family-size walk-in airing cupboard provides ample storage and houses the hot water cylinder. The family bathroom is generously proportioned, fitted with a freestanding bath with central taps, a large separate shower cubicle, a low-level WC, and a pedestal washbasin—all complemented by lovely views to the rear.

The master bedroom mirrors the spacious proportions of the sitting room below, benefiting from dual-aspect sash windows and an attractive period fireplace with a walk-in wardrobe to one corner. The two additional bedrooms are also of a good size, each featuring a period fireplace. Bedroom two stands out with its unique curved window reveal and vaulted ceiling section with exposed beams, while bedroom three includes a built-in cupboard and overlooks the front of the property.

From the landing, an original timber door and staircase lead up to a generous attic bedroom. This versatile space features a Velux window on the south side and beautiful exposed roof timbers, making it suitable for a variety of uses—whether as a family room, studio, or guest bedroom, offering endless possibilities.

OUTSIDE

Stone steps ascend from street level through a wrought iron gate, leading up to the charming front garden with its box hedge topiary and ornamental grasses bordered by original spearhead railings. A side path leads to a door that provides access through the outer lobby and utility room to the rear garden.

At the back, the garden enjoys a delightful southerly aspect, creating a sun-drenched retreat in fine weather. It is fully enclosed by stone walls adorned with climbing plants including Clematis, with the original church—now the Arts Centre—forming the western boundary, enhancing the sense of privacy. A spacious decking area sits adjacent to the house, with an outdoor tap close-by. Over the years, the garden has matured, with a large portion laid to lawn, offering pockets of welcome shade beneath an old apple tree. The well stocked borders also include an Amelanchier for all year round interest and impressive Pittosporum, as well as Fig and Crab Apple trees.

The rear garden is relatively level—an uncommon feature in the town centre—and its elevated position not only ensures a good degree of privacy but also offers picturesque views over the rooftops to the hills of the Shudrick Valley beyond.

SITUATION

The property is located right in the heart of the pretty town centre, where the local stores are mostly centred around the market square and 15th century Minster church. They have everything you need from an excellent butchers and delicatessen, cheese and dairy shop, homewares and antiques stores, and gift shops. The town is also well served by a town-centre Tesco store with ample free parking just a short walk from the town centre as well as a town centre Co-op / Peacocks store. Alongside Tesco is a popular bowls club and tennis club. There is also a town library. Ilminster Arts centre is a vibrant arts venue with cafe and the town also has a well supported local theatre. There are plenty of other places to eat including cafes and takeaways. The town has a recently merged primary school for ages 4 – 11 years and plenty of options for pre-school / nurseries locally too. There are several hairdressers / beauty salons and a dental surgery as well as modern health centre on the southern side of the town with two doctors' surgeries. Ilminster is arguably one of South-Somerset's prettiest market towns and benefits from superb road links via the A303 and A358.

DIRECTIONS

What3words/////melons.tram.grapevine

SERVICES

Mains electricity, water, gas and drainage are connected.

Ultrafast broadband is available and is connected to the property. According to Ofcom.org.uk mobile signal indoors could be limited or unavailable and you may therefore prefer to use Wifi calling. However, the vendors inform us that they have no issue with the O2 network whilst indoors. Mobile signal is likely outdoors from all four major networks.

MATERIAL INFORMATION

Somerset Council Tax Band D

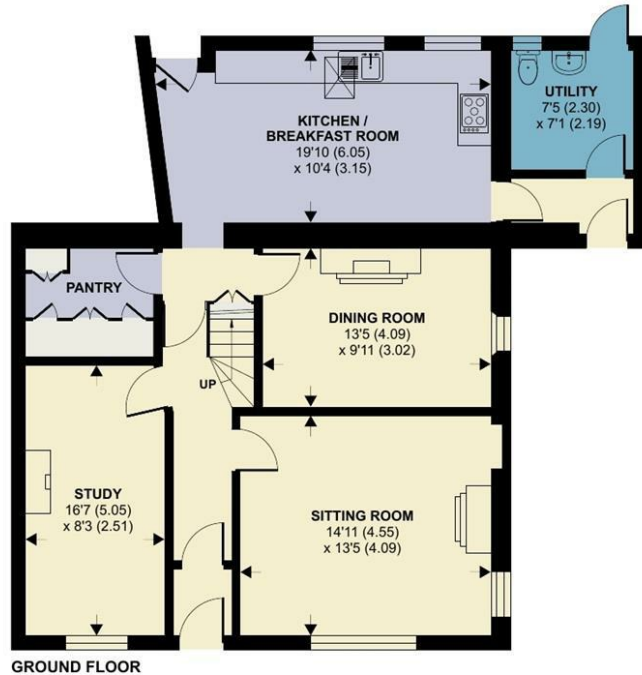
The property is Grade II listed and located within the town's designated conservation area.



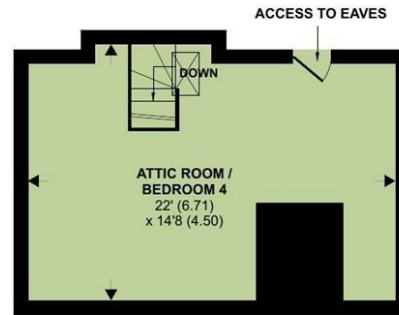
East Street, Ilminster

Approximate Area = 2038 sq ft / 189.3 sq m

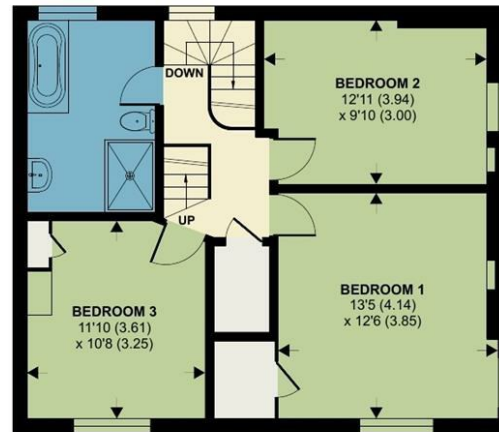
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GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1265901



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