

A photograph of a two-story stone house with a bay window and a blue door. The house is made of light-colored stone and has a dark grey roof. There are two windows on the upper floor and a large bay window on the ground floor. A blue door is visible on the left side of the house. The house is surrounded by greenery and a small garden.

Symonds  
& Sampson

# 11 Hillview Terrace

Ilminster, Somerset

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Ilminster  
Somerset TA19 9AL

With a fabulous kitchen all keen cooks will love, this well presented Victorian terrace house lots to offer - lovely views over town and great internal proportions including three double bedrooms.



- Spacious Victorian house
- Far reaching views across town to countryside
- Convenient location close to the pretty town centre
  - Beautiful fitted kitchen with appliances
  - Three double bedrooms
- Attic space on second floor with potential for conversion STPP
  - Pleasant garden to rear

Guide Price £310,000

Freehold

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## THE PROPERTY

With good size accommodation typical of the era, this lovely Victorian terrace house is well placed within easy reach of both the town centre facilities and local countryside. The kitchen, family bathroom and downstairs WC have been tastefully updated in a contemporary style and those who enjoy cooking and entertaining will love the particularly well-appointed kitchen with its range of appliances.

## ACCOMMODATION

A traditional storm porch opens into the entrance hall where there's a useful understairs area and small built-in cupboard. The dining room and sitting room are almost open-plan letting the southerly light from the large bay window flow through into the dining area where there is ample room for a good size table along with other furniture. The house is well-placed along the street being one of the few that enjoys the more open aspect over adjacent gardens across the street and therefore making the most of the views across town towards the countryside beyond. A Minsterstone fireplace with gas fire creates a nice cosy focal point.

From the hallway steps lead up to a fabulous kitchen / breakfast room - practical for a family and a lovely sociable space with room for a table for more informal dining. It overlooks the garden at the rear and has been refitted with a range of stylish warm grey contemporary units comprising extensive floor and wall mounted cupboards incorporating 4 NEFF ovens including a combi / microwave and steam oven perfect for bakers. Alongside is a large NEFF induction hob with stainless steel extractor, as well as integrated recycling / bin unit and dishwasher. The vendor is also intending to include the washing machine and freestanding fridge / freezer. Finished with fitted shelving, lighting and TV point it's a practical and sociable kitchen for keen cooks and

families. An adjoining utility area offers useful extra storage and room for an additional appliance such as a freestanding freezer. The freestanding tumble dryer can also be included in the sale. To one side is a neat and tidy, well appointed downstairs cloakroom.

On the first floor there are three double bedrooms, with a particularly spacious main bedroom at the front enjoying far reaching views. There's a useful separate WC off the landing, as well as a stylish family bathroom with separate shower cubicle finished in neutral tones.

On the second floor, the attic is accessible by a wooden steps and is boarded out with velux windows and under eaves storage. Used historically as a hobby room / studio space, it offers scope for creation of a fourth bedroom subject to the necessary consents and alterations.

## OUTSIDE

The pleasant garden at the rear enjoys a good level of sunshine thanks to its slightly elevated position, with a shadier courtyard closest to the house including an outside tap and steps leading up onto a traditional lawn with flower borders. There is also a useful timber garden shed. A rear gate leads onto a shared pedestrian access track running along the rear of the terrace.

## SITUATION

Hillview Terrace lies in an elevated position just to the north of the town centre and enjoys an elevated position with pleasant views across the town towards the countryside in the south. It is also well placed for those who wish to join the local permitted footpaths into the Dillington Estate and the wider countryside.

The property lies within easy walking distance of the town centre facilities which include a great mix of independent stores. These are

mostly huddled around the market square and 15th century Minster church and have everything you need from an excellent butchers, delicatessen, cheese and dairy shop, homewares and 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. Ilminster Arts Centre is a vibrant arts venue with licensed café and there are plenty of other places to eat too, including pubs, restaurants, cafes and takeaways. The town has several hairdressers / beauty salons, dental surgery and modern health centre with two doctors' surgeries. The recreation ground includes a Cricket Club and Football Club with several teams, and a children's play area.

## DIRECTIONS

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## SERVICES

Mains electricity, gas, water and drainage are connected.

Ultrafast broadband is available in the area. You are most likely to receive a mobile signal indoors from either the Three or EE networks, whilst outdoors you are likely to receive a mobile signal from all four major network providers. Information provided by Ofcom.org.uk

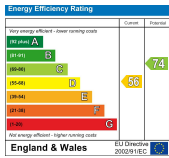
## MATERIAL INFORMATION

Somerset Council Tax Band C

The property is located within the town's designated conservation area.

As is common, as the property has been in the same ownership for many years the property is currently unregistered at HMLR. Please do ask the office if you have any questions regarding this.

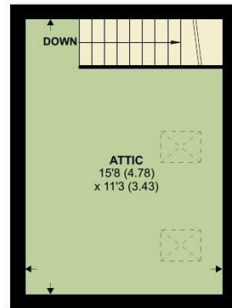




## Hillview Terrace, Ilminster

Approximate Area = 1472 sq ft / 136.7 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Symonds & Sampson. REF: 1256736



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