



Symonds  
& Sampson

# Birch Grove House

Dauids Lane, Seavington, Ilminster, Somerset



# Birch Grove House

David's Lane  
Seavington  
Ilminster  
Somerset TA19 0QY

A quintessential character cottage, full of charm and with a beautiful garden at the rear, located in one of our most popular and convenient villages.



- Beautiful character property
- Well-laid out cottage gardens to rear
  - Views over countryside
  - Scope to enlarge further
- Popular and accessible village
- Ample parking/ carport and garage

Guide Price £500,000

Freehold

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## THE PROPERTY

This delightful cottage is situated in a well-connected village, featuring a picturesque rear garden that offers scenic views of the adjoining countryside. The property has been thoughtfully enhanced while preserving its original charm, boasting a breathtaking master bedroom with a vaulted ceiling and a Juliette balcony. Below, the generous integral garage presents excellent potential for conversion into additional living space, complemented by an adjoining carport that provides ample covered parking. The house benefits from double glazed windows including period style sealed unit double glazed windows to the front with additional secondary glazing to some for added efficiency and there's a plethora of character features throughout including original flagstone floors, beams and exposed stonework.

## ACCOMMODATION

A traditional ledge and brace front door opens into a practical porch with hanging space, leading into a spacious sitting room that spans the front of the cottage. Originally two separate rooms, the space retains its character with fireplaces at each end—one of which remains functional, housing a wood-burning stove. The original flagstone flooring and exposed ceiling beams enhance the cottage's period charm.

Beyond, the kitchen and dining area exude a classic cottage feel while seamlessly incorporating modern essentials. Cream shaker-style units provide space for both a dishwasher and washing machine, along with an integrated microwave, electric oven, and hob. A handy pantry cupboard is neatly tucked under the stairs. A wide glazed door, along with additional French doors, connect the dining area to the garden room, which features sliding French windows and doors opening to the garden—allowing the entire space to be enjoyed as an open-air retreat in warm weather. Adjoining the garden room is a small, useful lobby and a downstairs cloakroom.

Upstairs, the landing offers a lovely view over the garden and surrounding fields. A period-style family bathroom sits to one side, featuring a double-ended spa bath with a traditional dual-head shower. A cleverly concealed linen cupboard is discreetly hidden behind a wall mirror for additional storage and the room is finished with pretty tiling from the V&A collection.

At the end of the landing, a stunning master suite has been created from the former hayloft, boasting a Juliette balcony that floods the space with natural light while showcasing picturesque countryside views. Exposed stone walls and beams preserve the room's character, complemented by a stylish en-suite shower room. With enough space for a cozy chair or sofa, this room provides a peaceful retreat at any time of day.

The first floor also includes two generously sized double bedrooms and a fourth, smaller bedroom—ideal for use as a home office.







## OUTSIDE

The property is accessed via Davids Lane, with a lawned front garden bordered by a low stone wall with mature shrubs and clipped evergreen Magnolia. A small driveway in front of the integral garage and a further gated driveway to the side, offering generous access to the undercover parking area and garden beyond. The garage, with double doors at both the front and rear, is believed to have originally served as a Wheelwright's workshop. Equipped with power and lighting, it presents excellent potential for incorporation into the existing living space, subject to the necessary consents and modifications.

A true highlight of the property is the beautifully maintained rear garden, which enjoys a north-westerly aspect making the most of the afternoon and evening sunshine. At its heart, a central lawn is framed by pebble-edged borders, a block-paved patio, and a seating area ideal for outdoor dining. Along one side, a raised flower bed showcases a variety of ornamental trees, including acers and clipped



conifers, complemented by cottage garden perennials and seasonal bulbs.

In one corner, the former privy has been repurposed as a wood store, while an adjoining timber bothy—featuring charming stained-glass panels—provides a peaceful, shaded retreat during the summer months. Toward the rear, a slightly elevated area accommodates a summerhouse beside an additional seating space, creating the perfect spot for a bench to take in the picturesque views and evening sunsets.

## SITUATION

Seavington is an attractive village made up of two small parishes, Seavington St Mary and Seavington St Michael, both with their own parish churches and sharing a lovely community shop and café, recreation ground with children's playground, village hall and pub. Nearby, the pretty village of South Petherton also offers a range of day to day amenities although almost equidistant is the Medieval market town of Ilminster, the centre of which is dominated by the

ancient Minster and a thriving range of independent stores including butchers, delicatessen, hardware store, antiques and homeware stores as well as two supermarkets. Ilminster has a convenient road access to both the M5, junction 25 lies 13 miles to the north-west and 1 mile to the A303, now dual carriageway most of the way to the M3. There is a mainline railway station at Crewkerne c.5 miles (London Waterloo) which also has a Waitrose supermarket, and the county town of Taunton c.15 miles has a further mainline station (London Paddington) and a wider range of shopping facilities. Bath, Bristol and Exeter offer excellent cultural and shopping facilities within approximately an hour's drive. The World Heritage designated Jurassic coastline lies c.20 miles to the south.

## DIRECTIONS

What3words/////decent.plea.cools





## SERVICES

Mains water, drainage and electricity are connected. Heating and hot water provision via electric immersion and a range of electric heaters including modern programmable electric radiators.

Superfast broadband is available in the area. Mobile signal indoors could be limited or unavailable and you may prefer to use Wifi calling. However a mobile signal outdoors is likely from four major networks.

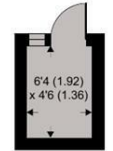
## MATERIAL INFORMATION

Somerset Council Tax Band E

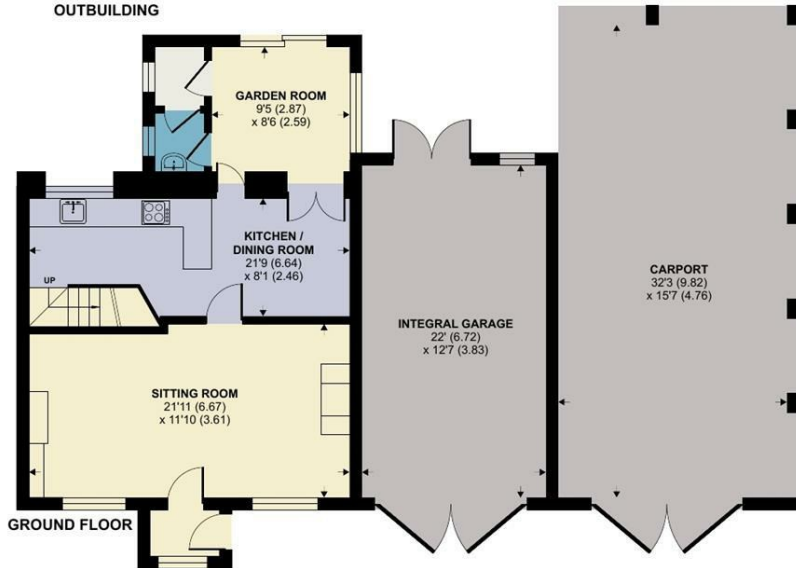




Energy Efficiency Rating	
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Very energy inefficient - higher running costs	
England & Wales	



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Symonds & Sampson. REF: 1267288



## Dauids Lane, Seavington

Approximate Area = 1324 sq ft / 123 sq m (excludes carport)

Garage = 285 sq ft / 26.4 sq m

Outbuilding = 28 sq ft / 2.6 sq m

Total = 1637 sq ft / 152 sq m

For identification only - Not to scale



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