

Symonds
& Sampson

Hunts Cottage

Broadway, Ilminster, Somerset

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Broadway
Ilminster
Somerset TA19 9RE

Beautiful inside and out, this extended and modernised character cottage is located in one of our most popular villages, close to local facilities and good road links.

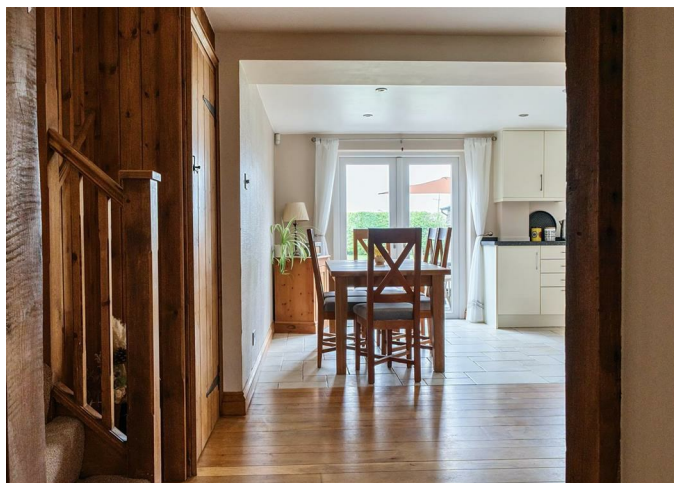


- Extended and improved character cottage
 - Beautifully presented throughout
 - Spacious master bedroom with en suite
 - Generous gardens, perfect for entertaining
 - Garage and driveway
- Outbuildings including workshop and summerhouse

Guide Price £425,000

Freehold

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THE PROPERTY

Beautifully updated, this charming character cottage is situated in one of the area's most sought-after villages, blending period charm with modern comforts. Features such as oak doors, wood flooring, and cottage-style double-glazed windows enhance its appeal. Thoughtfully extended and reconfigured, the home now offers practical, family-friendly living space, including the flexibility of a playroom or home office, a cosy living room, and a spacious open-plan kitchen, dining, and family area. For those with hobbies or a need for extra space, the generous garden and versatile outbuildings are a real asset.

ACCOMMODATION

The property is entered through a timber stable door into an initial porch, which leads into the hallway. Here, charming ledge-and-brace latch doors open to the reception rooms, including a versatile downstairs room ideal as a home office or playroom, and a characterful, light-filled sitting room featuring a fireplace with a wood-burning stove. The hallway opens into a spacious, open-plan area where the repositioned staircase has been cleverly designed to maximize both ground and first-floor space.

This flexible living space flows seamlessly into the open-plan kitchen and dining area, complete with practical tiled flooring and French doors that lead out to the rear patio and garden. The modern cream cabinetry includes a variety of wall and base units with integrated drawers, an integrated dishwasher, and a Rangemaster electric range cooker, which is included in the sale.

To one side, a convenient utility room provides a secondary entrance from the driveway and features a second sink, plumbing for a washing machine, and houses the oil-fired central heating boiler. A cupboard within also contains the hot water cylinder. Off the utility room is a separate cloakroom with a WC and washbasin.

Upstairs, the first floor has been reconfigured to create a spacious master bedroom with a stylish en suite shower room. Across the landing—naturally lit by a sun tunnel—is a generously sized family bathroom, complete with a white suite

including a corner bath and a separate double shower cubicle. Built-in bathroom furniture includes a concealed cistern WC, mirrored cabinet, and vanity washbasin. There are two additional double bedrooms, with the rear bedroom enjoying delightful views over the garden (please refer to the material information section for more details).

OUTSIDE

The property features its own private driveway, offering convenient parking and access to a single garage with an up-and-over door, as well as a side door that opens onto the patio. A path runs alongside the garage, passing the oil storage tank and leading to the rear garden for additional access. This garden was extended several years ago through the purchase of part of the original field behind, and has since been thoughtfully landscaped into a beautiful and functional outdoor space ideal for families and gardening enthusiasts.

The rear garden boasts a mostly level, spacious lawn, with a generous patio area closer to the house—perfect for outdoor entertaining. A standout feature is the impressive wood-fired pizza oven. Along the eastern boundary, there's a variety of outbuildings, including a well-equipped, insulated summerhouse with UPVC double-glazed windows and French doors—positioned to take full advantage of the afternoon and evening sun. The summerhouse offers flexible space for hobbies, remote work, or occasional guest accommodation. Adjacent to it is a covered storage area that leads to a sizable timber workshop, complete with double doors and connected power supply.

SITUATION

Whilst located in the village of Broadway it is within easy reach of the village facilities in both Broadway and Horton, along with excellent road links via the A303 and A358 joining to the M5 to the north.

Both Broadway and Horton have a great range of local village facilities. The Bell Inn is a very popular village pub, and there is also the Five Dials at Horton. For families there are two playgrounds, a pre-school and the very well respected Neroche Primary School. There is a post office in Horton, and various parish

churches of different denominations locally. There are various clubs and societies including a thriving cricket club for those who like to get involved in the community and there is a NHS Doctors Surgery within Broadway.

The pretty market town of Ilminster lies just over 3 miles from the property and has a wonderful range of independent stores including award winning butchers, delicatessen, bakers, cheese and dairy shop, as well as two town centre supermarkets for your everyday essentials. Ilminster also provides the local doctors surgeries and dentists, as well as various hairdressing salons, dry cleaners and wonderful well-stocked hardware store.

DIRECTIONS

What3words/////keep.dumpling.unclaimed

SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating via boiler located in utility room.

Ultrafast broadband is available in the area. Mobile signal indoors is most likely for both voice and data signal from the EE and Three networks. However, it is likely outdoors from all four major networks. Information from Ofcom.org.uk

MATERIAL INFORMATION

Somerset Council Tax Band C

There is currently a pending planning application Ref 20/03508/FUL for the development of nine residential properties on the field behind. This has been pending since 2020 and all current documents can be viewed on the Somerset Council Planning portal.

Planning for change of use of half of the rear garden to residential use was granted reference 09/02837/COU. The remainder of the garden is currently still under agricultural use. Please contact the office if you have any questions relating to this.



Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
A++ (91-100)		
A+ (81-90)		
A (71-80)		
B (61-70)		
C (51-60)		
D (41-50)		
E (31-40)		
F (21-30)		
G (1-20)		
England & Wales		



Broadway, Ilminster

Approximate Area = 1411 sq ft / 131 sq m (exclude under cover area)

Garage = 172 sq ft / 15.9 sq m

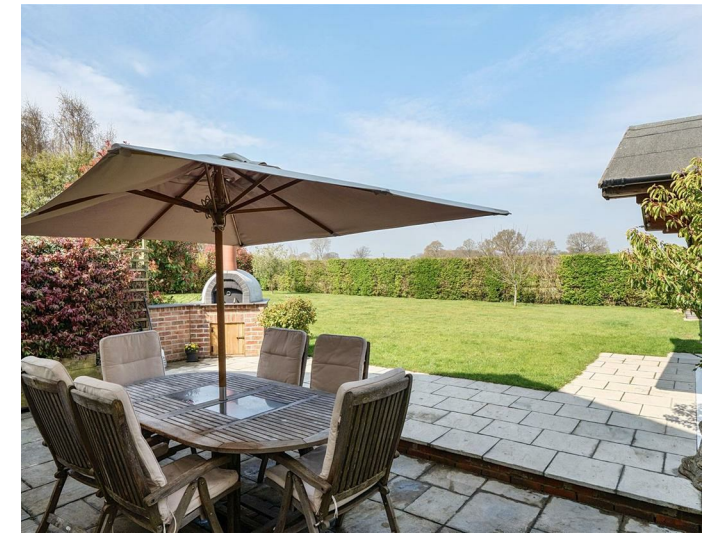
Outbuilding = 375 sq ft / 34.8 sq m

Total = 1958 sq ft / 181.7 sq m

For identification only - Not to scale



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: 1271248



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