



# Beech Cottage

Love Lane, Shepton Beauchamp, Ilminster, Somerset



# Beech Cottage

Love Lane  
Shepton Beauchamp  
Ilminster  
Somerset TA19 0LS

A highly individual split-level residence with sheltered gardens, in an idyllic position next to the parish church.



- Impressive split-level residence
  - Sheltered sunny gardens
  - Attached garage / workshop and stores
- Spacious reception hall with mezzanine study area
- Dual aspect drawing room with vaulted ceiling and woodburner
  - Beautifully appointed bath / shower rooms
- Light-filled kitchen / dining room and adjoining utility / boot room

Guide Price £575,000

Freehold

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## THE PROPERTY

Tucked away in a private, sun-filled spot beside the parish church grounds, this distinctive detached home beautifully combines character with modern comfort. Boasting features like vaulted ceilings, impressive chandelier and exposed beams, its thoughtful design maximizes natural light, with much of the main living space benefiting from a bright southerly outlook. For those who like something a little different, this is a very special property indeed.

## ACCOMMODATION

Accessed via its own private archway, the formal front entrance welcomes you through double doors and a covered storm porch into a striking and spacious reception hall. This impressive space features a mezzanine study area overlooking the picturesque church grounds and charming street scene at the rear. An adjoining cloakroom with WC also provides convenient hanging space for coats.

The generously sized drawing room enjoys a dual aspect, with sunlight streaming in from the south and west, and French doors opening directly onto the sunny garden. A vaulted ceiling enhances the sense of space, while a characterful stone fireplace with a large wood-burning stove creates a cosy focal point for cooler evenings.

Across the hall, the bright and airy kitchen/dining room is bathed in natural light, thanks to a beautiful bow window with a built-in window seat. Recently updated, the kitchen features oak flooring and is fitted with sleek quartz worktops, stylish fitted units, and quality appliances including a Franke double sink with slimline waste disposal unit beneath, ceramic electric hob with stainless steel extractor, double electric oven, integrated fridge freezer, dishwasher, and a clever recycling/waste drawer. Corner cupboards are fitted with innovative pull-out mechanisms for easy access and efficient storage. The kitchen window enjoys a lovely outlook over the attractive street scene.

A secondary entrance, perfect for everyday use, opens into a side hall leading to a smart and functional utility/boot room. This well-appointed space includes a ceramic Franke sink by Villeroy & Bosch, water softener, space for a washing machine, and extensive storage. A large built-in laundry cupboard with radiator sits to one side, along with extra coat hooks, shoe storage, and a practical bench seat.

The lower hallway leads to the bedroom wing on the east side of the home. The spacious master suite boasts a generous en suite bathroom with stylish fittings, underfloor electric heating, and a walk-in wardrobe/dressing area. A second double bedroom offers a pleasant view and is ideal for guests, served by a well-appointed adjacent shower room—also featuring underfloor heating. The third bedroom is a very comfortable single, perfect for children or visiting family, and would also work well with bunk beds.







## OUTSIDE

The garden has been carefully designed to offer ample space for avid gardeners to enjoy, without being overly demanding in terms of maintenance. The front garden features a driveway leading through a private arched entrance, providing covered parking. This then leads to an additional gravel driveway and an adjoining garage, complete with an up-and-over door and power supply. Internally, the garage has been partitioned to incorporate two storage areas to one side of the garage area, though the partitions can be removed if desired. There is a mezzanine storage area above the garage space.

The sunny, private garden benefits from a south-westerly orientation and sheltered conditions, with a lovely paved seating area next to the house and a lawn bordered by flower beds, including fragrant David Austin roses. Roses also grace the boundary fence, while sun-loving shrubs and climbers such as lavender and hydrangeas are complemented by spring bulbs. The northern boundary features a wide access path, providing convenient access to the oil tank and external oil-fired boiler.

## SITUATION

Shepton Beauchamp is a good size village of just over 300 properties with a good sense of community and various events throughout the year. It has some lovely local facilities including a very active village hall, village café with small shop and visiting post office weekly, popular village pub, parish church, and small primary school recently given Good / Outstanding in November 2024. There is also a recreation ground. The village is located within a mile of Barrington, with its well-known National Trust property Barrington Court and has a multitude of local footpaths across the countryside.

The pretty market town of Ilminster lies approximately 4 miles to the south-west with its super range of facilities independent shops, supermarket and health centre. Likewise, South Petherton lies within c.2 miles to the east. Shepton Beauchamp itself enjoys a peaceful position away from main roads, but still within easy driving distance of the A303 and A358.

## DIRECTIONS

What3words/////send.makeup.openly

## SERVICES

Mains water, drainage and electricity are connected. Oil fired central heating via external boiler located on the north side of the property.

According to Ofcom.org.uk there is currently superfast broadband available, although the vendor informs us that full fibre broadband has been recently installed in the village and a connection made to the telegraph pole at the front of the property making aiding future connection to the property. Mobile signal maybe limited indoors so you might prefer to use Wifi calling. However, outdoors a signal is likely from all four major networks.

The vendor reports good reception with O2 network currently. There is also a fully functioning landline connected.

The property has an alarm system installed.





## MATERIAL INFORMATION

Somerset Council Tax Band E

As is common, the title register includes mention of covenants and the office is happy to provide a copy on request. There is no ongoing payment for the easement relating to the telegraph pole at the front of the property.





Energy Efficiency Rating		Current	Potential
For energy efficient - lower running costs			
100-125	A		73
81-100	B		
61-80	C	58	
41-60	D		
21-40	E		
1-20	F		
1-10	G		
For energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

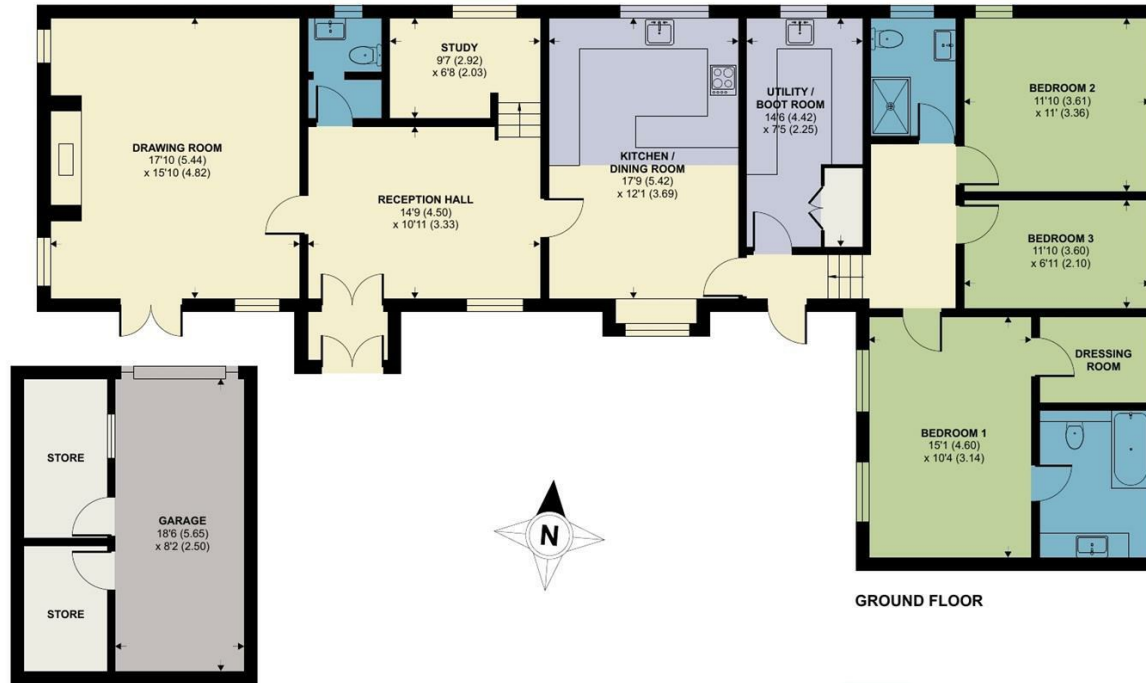
## Shepton Beauchamp, Ilminster

Approximate Area = 1559 sq ft / 144.8 sq m

Garage = 259 sq ft / 24 sq m

Total = 1818 sq ft / 168.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1276014

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