



Symonds  
& Sampson

# Highcroft

The Beacon, Ilminster, Somerset



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The Beacon  
Ilminster  
Somerset TA19 9AH

This modern detached home with double garage sits in an elevated position within one of the town's most sought-after areas and boasts stunning rural views, whilst lying within half a mile of the pretty town centre.



- Detached house in sought-after position
- Stunning views across the Somerset Countryside
- Convenient for pretty town centre facilities
  - Spacious, light-filled accommodation
  - Double Garage and driveway parking

Guide Price £435,000

Freehold

Ilminster Sales  
01460 200790  
[ilminster@symondsandsampson.co.uk](mailto:ilminster@symondsandsampson.co.uk)





## THE PROPERTY

Originally built in the 1970s and later extended, this deceptively spacious home takes full advantage of its elevated setting, offering breathtaking views from the main rooms, a rear balcony overlooking the garden and fields beyond, and bright, airy interiors throughout. Finished in neutral tones, the current owners have modernized the kitchen, uncovered the original parquet flooring in the front reception rooms, and carried out updates including new external doors and a replacement roof for the double garage.

## ACCOMMODATION

Previously extended, the property is accessed via a side entrance that opens into a generous entrance hall, complete with useful under-stair storage. A rear lobby offers additional hanging space and leads to both a convenient downstairs WC and a separate study—ideal for use as a home office or extra ground floor bedroom, being nicely tucked away from the main living areas.

The well-proportioned kitchen features a range of modern, neutral-toned units, including both floor and wall-mounted cupboards. It is equipped with an integrated double electric oven, separate microwave, induction hob, stainless steel extractor hood, full-height fridge, and a built-in dishwasher. Adjacent to the kitchen, the utility room provides additional storage with contemporary cream units and space for appliances such as a freestanding fridge/freezer and washing machine.

The kitchen flows seamlessly into the dining room, where French doors open out onto a sun terrace at the front, making the most of the surrounding views. An archway connects the dining area to the sitting room, which features a modern fireplace with a wood-burning stove—perfect for a cosy atmosphere alongside the full gas central heating.

Upstairs, the spacious landing opens onto a charming balcony with wrought-iron railings overlooking the rear garden. Double doors lead to an airing cupboard housing a pressurised hot water cylinder with an optional electric immersion heater.

The generous family bathroom is fitted with a contemporary suite, including a freestanding double-ended bath and a separate shower cubicle. There are three bedrooms in total, with two sizable doubles at the front that benefit from the attractive outlook, and a further good size bedroom at the rear overlooking the fields beyond. The master bedroom includes an en suite shower room and a range of built-in wardrobes.







## OUTSIDE

To the front of the property, a driveway provides off-road parking and leads to a detached double garage, which is equipped for convenience with an automated door, power, lighting, and a water supply. A portion of the driveway, owned by this property, also serves as a shared turning area.

The front garden has been thoughtfully landscaped into tiered levels for easier maintenance, featuring gravelled sections, a wildflower area, and a variety of trees and shrubs. The uppermost tier boasts a generous paved sun terrace—an ideal spot for al fresco dining or enjoying sunsets, with far-reaching views across the Blackdown, Brendon, and Quantock Hills, all edged by lavender and other sun-loving flowering plants.

Pathways run along the side of the property, passing additional raised borders with retaining walls, and leading to the rear garden. Here, you'll find more secluded courtyard areas, raised planting beds, and a backdrop of land belonging to the Dillington Estate.

## SITUATION

Located towards the northern edge of the town with fabulous views to the west, the property lies within easy reach of public footpaths and Dillington Estate permitted paths which lead you straight into the countryside. The town centre is only c. half a mile away and has a good variety of independent stores. These are mostly centred around the market square and 15th century Minster church and have everything you need from an award-winning butcher's, delicatessen, cheese and dairy shop, super hardware store, homewares, 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. There is also an excellent Co-op store with adjacent Peacocks clothes store. Ilminster Arts Centre is a vibrant arts venue with a licensed café and there are plenty of other places to eat, including pubs, cafes and restaurants. The town has several hairdressers / beauty salons, a dental surgery, first and middle schools (soon to combine to a two-tier system) and a modern health centre with two doctors' surgeries. This area of South Somerset remains very much unspoilt. It lies within easy reach of the lovely Jurassic coastline with its many beautiful beaches and historic seaside towns such as Lyme Regis within 30 minutes' drive, whilst just a short drive away are the Blackdown Hills, another AONB perfect for walking and cycling. In terms of accessibility, it offers the best of both worlds with excellent road links such as the A30 and A358 (which in turn connects to the M5 and A303).



## DIRECTIONS

What3words/////special.songbirds.across

## SERVICES

Mains electricity, gas, water and drainage are connected.

According to Ofcom.org.uk, Ultrafast broadband is available in the area and the vendor informs us that full fibre broadband is connected to the property. Mobile signal indoors could be limited if you are on the Three or Vodafone networks and you are most likely to receive a voice and data signal from the EE network. However, a signal is likely outdoors from all four major networks.

## MATERIAL INFORMATION

Somerset Council Tax Band E

Permission has been granted in the field opposite the neighbouring property (20a) for two detached dwellings reference 22/02633/REM. However, due to the sloping nature of the site the vendors are confident that this will not have any material impact on this property or the view.

As is common, the title register makes mention of various covenants, rights and restrictions and the office is happy to provide a copy upon request should a prospective buyer like to read this through or take any advice prior to viewing.



Energy Efficiency Rating		Current	Target
For energy efficient - lower running costs			
100-120 kWh/m <sup>2</sup>	A		
81-100 kWh/m <sup>2</sup>	B		
62-81 kWh/m <sup>2</sup>	C	83	
43-62 kWh/m <sup>2</sup>	D		
23-43 kWh/m <sup>2</sup>	E		
13-23 kWh/m <sup>2</sup>	F		
3-13 kWh/m <sup>2</sup>	G		
For energy efficient - higher market value			
England & Wales		EU Directive 2002/91/EC	



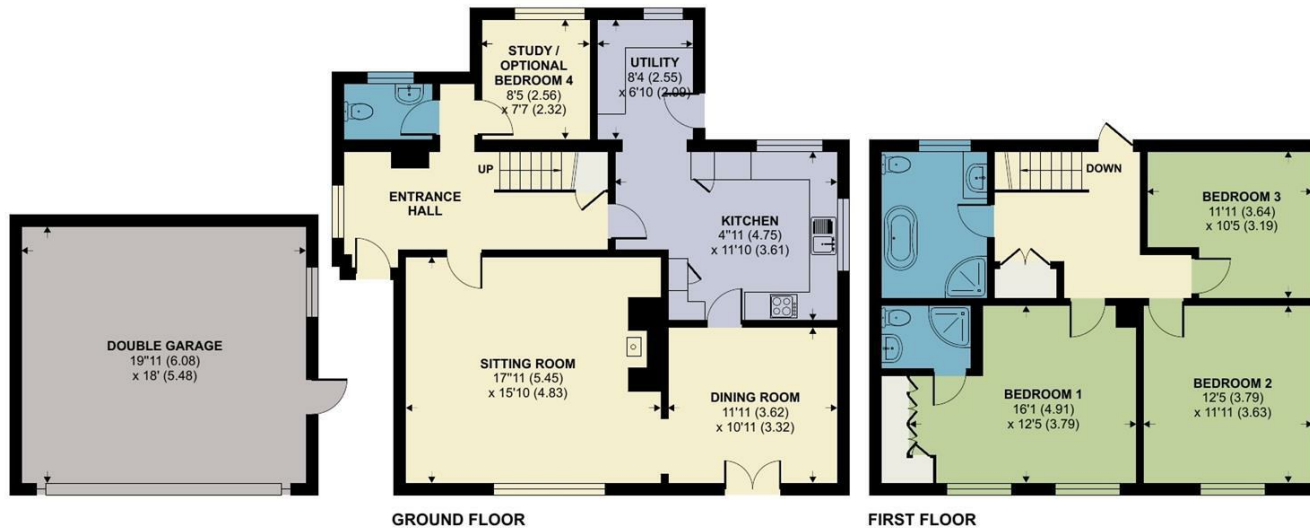
## The Beacon, Ilminster

Approximate Area = 1623 sq ft / 150.7 sq m

Garage = 359 sq ft / 33.3 sq m

Total = 1982 sq ft / 184 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). © nichcom 2025. Produced for Symonds & Sampson. REF: 1279295



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01460 200790

ilminster@symondsandsampson.co.uk  
Symonds & Sampson LLP  
21, East Street,  
Ilminster, Somerset TA19 0AN



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