

A photograph of a traditional stone house with a red tiled roof. The house features several windows, including a large bay window on the left and a dormer window with a large glass door on the roof. A chimney is visible on the left side of the roof. The house is surrounded by lush green trees and a well-maintained garden. In the foreground, there is a green lawn and a wooden fence. A dark corrugated metal roof is visible in the lower right corner. The sky is clear and blue.

Symonds
& Sampson

15 Townsend
Ilminster, Somerset

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Ilminster
Somerset TA19 0AU

This exceptional period property has been recently renovated blends charm with character, and is beautiful inside and out. It boasts an enviable location being a short walk into the town centre, and yet has plenty of off street parking, rare so close to town. It offers country views of the Shudrick valley, and a south facing garden, with various outbuildings.



- Detached "Arts & Crafts style" period home
 - Option for single-level living if required
 - Flexible accommodation over two floors
- Superb range of outbuildings including barn / potential studio space
- Southerly facing gardens and countryside outlook

Guide Price £650,000

Freehold

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THE PROPERTY

Whilst the oldest part of the property is believed to date back to the 17th century, the main structure of this remarkable home was built in 1923 as the estate manager's residence for the nearby Dillington Estate. This distinctive period property features charming mellow local stone elevations and elegant stone mullion windows. Inside, the home has been beautifully improved and offers flexible accommodation. There's the option for comfortable single-level living, complemented by a versatile first floor ideal for hobbies, guest space, or extended family. The principal rooms are south-facing, flooding the interior with natural light and offering picturesque glimpses across the Shudrick Valley. Perfectly positioned just 500 metres from the town centre, it offers the best of both worlds: countryside ambiance with everyday convenience close at hand.

ACCOMMODATION

While day-to-day access is typically via the rear driveway entrance, the property retains its impressive and welcoming original front door. This opens into a generous hallway stretching across the front of the home, with a dedicated bedroom wing on one side and the main living areas on the other.

The dual-aspect kitchen/breakfast room has been beautifully updated with Karndean flooring, and a stylish range of units including quartz worktops incorporating a range of Bosch and Neff appliances. Capturing natural light throughout the day—an east-facing window welcomes the morning sun, while a large south-facing window with a window seat offers space for a dining table and chairs. A practical pantry cupboard in the corner provides additional storage with built-in shelving.

The sitting room is particularly spacious. It exudes traditional charm with a feature fireplace housing a multi-fuel stove, original picture rails, and a warm, inviting atmosphere. A window overlooks the courtyard and garden, while a rear door—flanked by windows—opens onto the original stone steps. A generously sized walk-in cupboard provides excellent household storage.

Off the hallway, there is a characterful downstairs cloakroom featuring a traditional high-level WC and wash hand basin.

To the west side of the house, the main bedroom is bright and spacious, with views to the south. It includes a narrow built-in cupboard, and two double fitted wardrobes. An additional ground floor bedroom is currently used as a striking and cosy dining room, but offers the option to be used as a fourth / double bedroom or home office.

Upstairs, a large dormer window floods the landing with natural light. On either side are two additional bedrooms, both with heritage-style rooflights to the rear making the most of the sunny aspect and views over the countryside. One of these bedrooms, is perfect for twin beds and includes a spacious en suite bathroom—believed to occupy the oldest part of the home, dating back to the 17th century. This character-filled room makes the most of every available space and features original narrow mullion windows front and back, and a beautiful new suite including both a bath and separate shower cubicle as well as a dual-fuel towel radiator.

Both first floor bedrooms benefit from extensive under-eaves storage. The adjacent double room includes an additional walk-in en suite WC with useful utility / laundry area, and a walk-in cupboard housing the recently replaced (2024) gas central heating boiler and high quality Gledhill hot water system.





OUTSIDE

To the right, this property has a right of way onto its own parking area. Gates lead through to the southerly facing courtyard. The slightly elevated position affords south facing views and a sheltered area of garden with stone steps leading up to the living room door. Between the outbuildings a pathway leads to a further lawned garden with various fruit trees including apple and plum.

Adjoining the courtyard are several useful outbuildings including a detached barn / workshop and a former stable block. The barn / workshop is over two levels internally and offers lots of scope for conversion, studio or hobby use, or even incorporation into the main house, subject to any necessary consents. The former stable block is subdivided into garage, accessed via an additional private driveway and double gates on the east side of the property. There are also two further former stables offering substantial storage facilities.

SITUATION

The property is situated within 500m of the centre of Ilminster, one of South



Somerset's prettiest market towns. Ilminster nestles between the Blackdown Hills National Landscape (formerly AONB) to the west, the Special Protected Area of the Somerset Levels to the north, the rolling hills of Dorset to the south and beyond to Lyme Regis and the World Heritage Jurassic Coast (18 miles). The surrounding area is rich in footpaths, cycle routes and historic buildings and estates.

Ilminster has a full range of facilities including a range of small independent shops together with two supermarket chains, bars, cafes, post office, doctors' surgeries, dentist and opticians. It is a vibrant local community with an abundance of cultural and activity-based pursuits centred around the Theatre, Arts Centre, Church, Primary School, Tennis and Bowls clubs and many other community groups. There is convenient access to the M5 junction 25 just 11 miles away, and the A303 which passes nearby. Crewkerne railway station, on the Waterloo-Exeter line is 7 miles to the south east and Taunton station on the Exeter-Bristol and Paddington line is 13 miles to the north west.

DIRECTIONS

What3words/////sunblock.launcher.exulted

SERVICES

Mains electricity, mains water, mains drainage and gas are connected to the property

Ultrafast broadband is available in the area. Mobile signal indoors could be limited and you may prefer to use Wifi-calling, although outdoors you are likely to receive a signal from all four major networks. Information provided by Ofcom.org.uk

MATERIAL INFORMATION

Somerset Council Tax Band E

The property is located in a designated conservation area.

Please note the EPC was carried out during previous ownership in 2019 and works have been done since this rating that are likely to improve the efficiency of the home, including a new boiler in 2024.

Local buyers may well be aware of the situation with regards to potential planning



having been refused some years ago in the Shudrick Valley. Those who are not aware of the local planning history are welcome to ask the office for further information or check the local plans via the Somerset Council planning portal if they prefer to do so.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	49-54		
F	39-48		
G	34-38		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Iminster

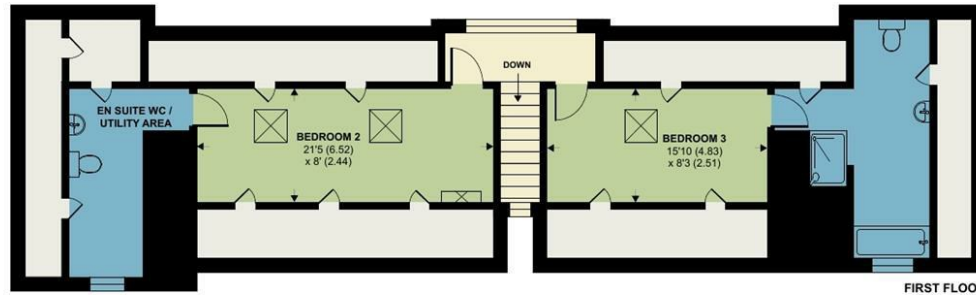
Approximate Area = 2083 sq ft / 193.5 sq m

Outbuildings = 647 sq ft / 60.1 sq m

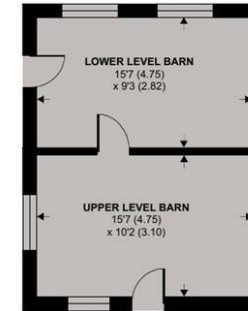
Total = 2730 sq ft / 253.6 sq m

For identification only - Not to scale

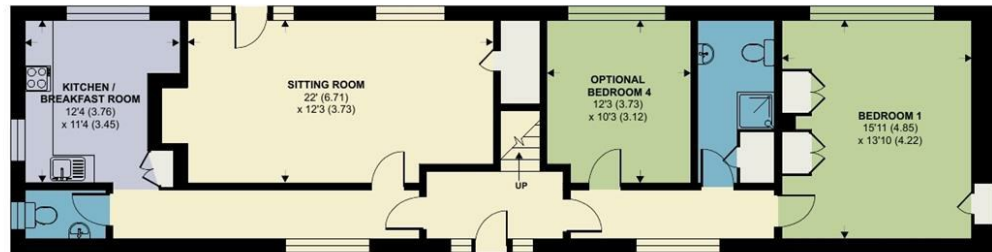
Denotes restricted head height



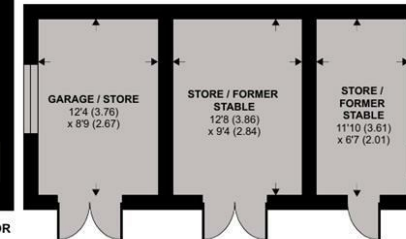
FIRST FLOOR



OUTBUILDING 2



GROUND FLOOR



OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1286001

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