

Symonds
& Sampson

26 Knott Oak

Townsend, Ilminster, Somerset

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Townsend
Ilminster
Somerset TA19 0JA

A beautifully presented and deceptively spacious modern cottage with three double bedrooms situated in open countryside and yet within three quarters of a mile of Ilminster's pretty town centre.



- Rural, yet convenient location
 - Close to local countryside
- Bright and airy accommodation throughout
 - Three double bedrooms
- Spacious, semi-open plan ground floor layout
 - Parking and garage

Guide Price £430,000

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

One of just four unique homes constructed by the highly regarded Dorset builders, R.E. Pearce Properties Ltd in 2014, the home remains in beautiful condition and features numerous high-quality upgrades since the original build.

ACCOMMODATION

Upon entering, the front door opens into a welcoming entrance hall, laid with engineered oak flooring that extends throughout the ground floor. This space also includes a useful under-stairs storage cupboard and a well-appointed cloakroom. The sitting room enjoys natural light from front-facing windows and opens directly onto a charming and attractively designed garden via french doors.

The bright and airy kitchen/dining room is impressively equipped with a bespoke kitchen, featuring Corian worktops with an integrated sink. Appliances include a Smeg gas hob with an elegant extractor hood, a built-in Smeg oven, teppanyaki grill / side hotplate, integrated Neff dishwasher, and a gas central heating boiler discreetly housed within a cupboard. There is dedicated space for a washing machine, and the cabinetry includes practical elements such as pan and cutlery drawers, along with a corner carousel unit. The front-facing window provides lovely views over the surrounding countryside.

Beyond the dining area, there's a stunning open plan garden / family room. This light-filled space with vaulted ceiling boasts a range of doors, windows and skylights overlooking the pretty rear garden. It's a bright and tranquil multi-purpose area - whether you use it as a larger dining space or for relaxation.

The first floor offers three generously sized double bedrooms. The principal bedroom overlooks the front of the property with countryside views and features a built-in wardrobe along with a stylish en-suite shower room. Bedroom two enjoys views over the rear garden and the countryside beyond, whilst bedroom three has views over the fields to the front. The family bathroom is fully tiled with crisp white tiling and marine coloured accents. It includes a bath with an overhead mains shower, a vanity wash hand basin and concealed cistern WC.





OUTSIDE

To the front of the cottage is a gate opening onto the walled garden with useful outside tap. To the rear is a fully enclosed and beautifully designed garden with an abundance of plants, espalier fruit trees, shrubs and perennials providing a wealth of colour and structure throughout the year. Designed with lower maintenance in mind, adjoining the borders are patio areas for seating and dining al fresco. A gate opens onto a designated parking space and opposite is a former open-plan carport, now with garage door for added security and also including an integral shed. There is power and light connected to the garage. In front of the garage is a further parking space.



SITUATION

The property is situated within 0.75 miles 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/////ivory.genius.outnumber

SERVICES

Mains electricity, gas and water are connected. Gas central heating



via boiler located in kitchen. Private drainage via septic tank.

The property has the benefit of a security alarm.

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

MATERIAL INFORMATION

Somerset Council Tax Band E

Buyers will enter into a covenant with Dillington Estates confirming they will not do anything that would have a detrimental affect on the neighbouring farmland.

Energy Efficiency Rating		
Energy efficiency class	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
England & Wales	75	86



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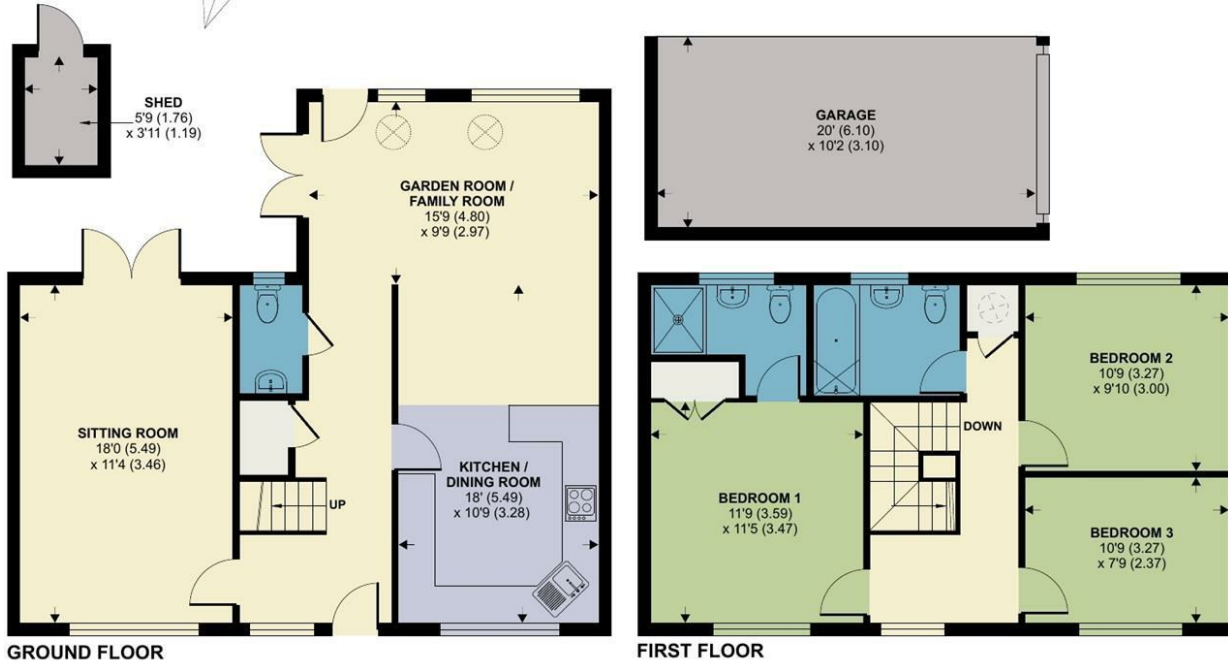
Approximate Area = 1261 sq ft / 117.1 sq m

Garage = 206 sq ft / 19.1 sq m

Outbuilding = 22 sq ft / 2 sq m

Total = 1489 sq ft / 138.2 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). Produced for Symonds & Sampson. REF: 1285257



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01460 200790

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



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