



Symonds
& Sampson

THE OLD
PARSONAGE

Old Parsonage

Dowlish Wake, Ilminster, Somerset

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Dowlish Wake
Ilminster
Somerset TA19 0NY

Dating back more than 500 years, this chocolate-box cottage sits in an idyllic, edge of village setting.



- Detached period house in idyllic setting
 - Grade II listed
- Set in 0.22 acres (0.09 hectares)
 - Adjoining beautiful countryside
- Extended, character accommodation
- Optional ground floor en suite master bedroom / home office

Guide Price £710,000

Freehold

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THE PROPERTY

Originally dating back to the Tudor era, this delightful cottage has been thoughtfully remodelled over the centuries to become a spacious, welcoming home full of character. Nestled at the end of a peaceful no-through lane on the outskirts of one of the area's most desirable villages, it enjoys a truly picturesque setting, backing onto open countryside and enclosed by its own attractive, private gardens. The ground floor offers particularly flexible living accommodation, featuring three separate reception rooms and a ground floor en suite bedroom with direct garden access—ideal for dependent relatives, those seeking single-level living, or anyone needing a dedicated space to work from home.





ACCOMMODATION

A charming stone storm porch welcomes you, featuring built-in seating ledges and a period front door that opens into a traditional hallway adorned with flagstone flooring and original timber-beamed partitions. At the rear, a timber latch door leads to a practical utility room, complete with a convenient downstairs WC and a stable door that opens to the rear garden—perfect for laundry days. The utility room includes a ceramic butler sink, space for a washing machine, and an additional area suitable for a freezer or other appliance.

To one side of the hall lies a delightful reception room showcasing an impressive, though currently unused, former inglenook fireplace. A window seat overlooks the front garden—an ideal spot for a breakfast table to catch the morning sun. An ornate built-in display cupboard adds attractive and useful storage within a recessed alcove. Beyond this is a stylish, modern kitchen with views over the rear garden. The kitchen features integrated appliances including a

fridge/freezer, dishwasher, and wine cooler, while a gas-fired AGA sits within a chimney breast, lending a warm “heart of the home” ambiance.

A small side lobby leads down to the converted former garage, now a generous double bedroom with French doors opening to the garden and an adjoining modern shower room—perfect for guests, multigenerational living, or home office use.

Across the hall from the breakfast room is a second, spacious reception area currently serving as a formal dining room, though easily large enough to function as an additional sitting or drawing room. Oak flooring complements the exposed overhead beams and a striking stone fireplace, fitted with a wood-burning stove (not currently in use).

The main sitting room, part of a later extension, is bathed in natural light thanks to its dual aspect and two sets of French doors that lead out onto the



south-west facing rear garden—creating a wonderful flow between indoor and outdoor living.

Upstairs, the principal bedroom is impressively proportioned, sitting above the dining room and incorporating a beautiful stone fireplace and sweeping views of the surrounding countryside. Built-in oak wardrobes provide generous storage. The second bedroom is another well-sized double, complete with a charming window seat, while the third bedroom—part of a newer extension—is currently used as a study. Most windows throughout the home are double-glazed sealed units, and the property benefits from mains gas central heating, a rare feature in many local villages.

OUTSIDE

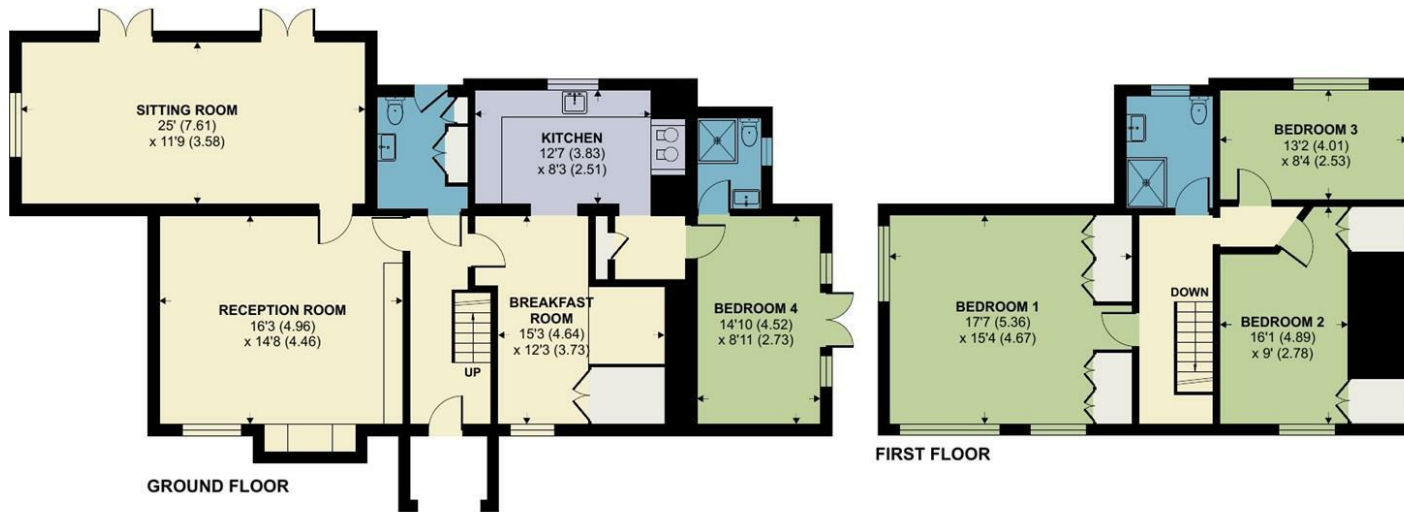
At the front, the property is accessed via a historic no-through lane that crosses the village stream by way of a ford, with a separate pedestrian footpath alongside. This leads to a private driveway, secured by two sets of timber gates,



Old Parsonage, Dowlish Wake, Ilminster,

Approximate Area = 2079 sq ft / 193.1 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). © nichecom 2025. Produced for Symonds & Sampson. REF: 1282706



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