



Symonds
& Sampson

Old Parsonage

Dowlish Wake, Ilminster, Somerset

THE OLD
PARSONAGE

Old Parsonage

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” ambience.

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, forming a carriage-style entrance that allows for easy access and turning.

Set within private grounds of just under a quarter of an acre, the house is surrounded by gardens that enjoy sunlight throughout the day. To one side, you'll find traditional lawned areas framed by herbaceous borders, along with ample outdoor storage including garden sheds, a log store, and a summerhouse.

Mature hedging and a stone wall provide privacy along one boundary,

while a crazy-paved patio and pathway wind around to the rear of the house. An outside tap adds convenience for garden care.

The rear garden boasts a beautiful open outlook across adjoining fields, offering a peaceful rural backdrop. It's ideally positioned to capture the afternoon and evening sun and features a delightful timber and thatch gazebo—perfect for outdoor dining and entertaining.

SITUATION

Dowlish Wake is a beautiful and sought-after village just two miles south-east of the thriving market town of Ilminster and yet lies away from main roads giving you plenty of peace and quiet. Whilst Ilminster offers a superb range of independent shops and two town centre supermarkets, the village of Dowlish Wake itself has its own village



facilities. These include a traditional and quiet pub with accommodation “The New Inn” and a very popular Cider Mill with its own well-stocked farm shop and adjoining cafe. They also run various events such as Pizza evenings in their orchard during the summer months. The village sits either side of the small Dowlish Brook with its pretty 17th century packhorse bridge, and a pleasant stream running past many of the village properties. St Andrews Church stands at the northern end of the village with the adjacent Speke Hall acting as the village hall. The Lawrence Kellett Playing Field is a large recreation ground with football pitch and children’s playground, as well as rebuilt Pavilion and Croquet Lawns.

DIRECTIONS

What3words/////stones.ourselves.insects

For first viewings we suggest parking on the lane near the entrance to Perrys Cider Mills, and walking down the footpath by the ford to the front door.

SERVICES

Mains gas, electricity, water and drainage are connected. Private drainage via sewage treatment plant. Mains gas central heating via boiler (separate to gas fired AGA).

Superfast broadband is available in the area. Mobile signal indoors may be limited or unavailable and you may prefer to use Wifi calling. However, mobile signal is likely outdoors from all four major networks. Information provided by Ofcom.org.uk

MATERIAL INFORMATION

Somerset Council Tax Band E

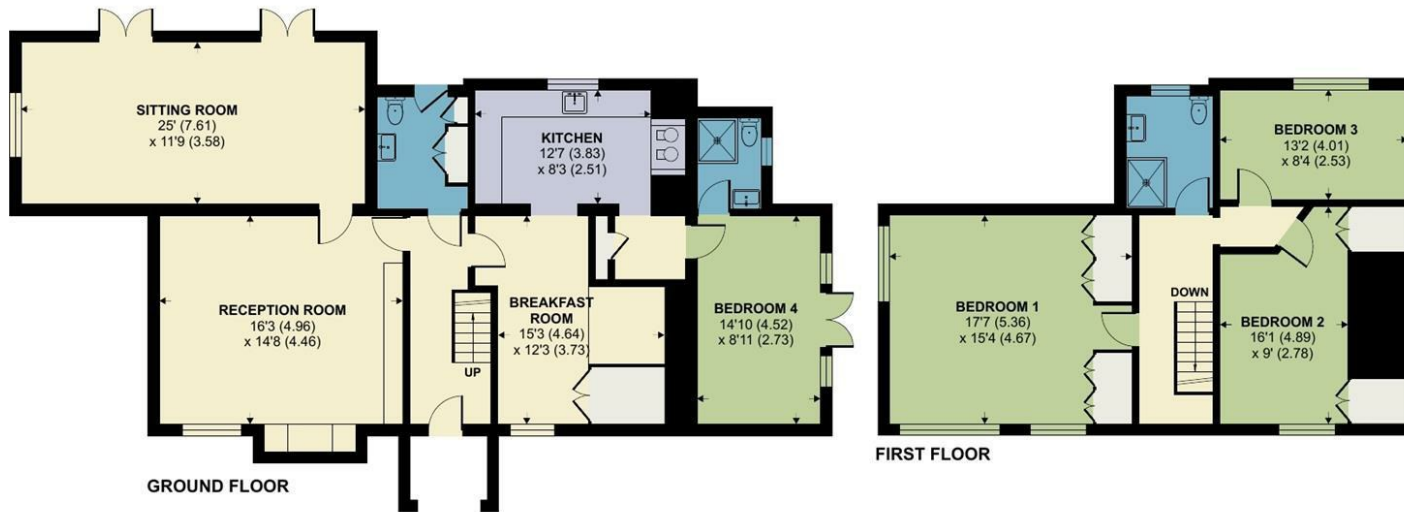
The property is Grade II listed and situated in the designated conservation area.

Vehicular access to the property is via a ford with solid base, or via a footpath. For viewings, buyers are welcome to park in the village and walk along the streamside footpath if they prefer.

Old Parsonage, Dowlish Wake, Ilminster,

Approximate Area = 2079 sq ft / 193.1 sq m

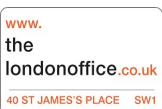
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1282706



ILM/AJW/12062025



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