



Symonds  
& Sampson

## 2 Firs Cottages

Puddlebridge, Horton, Ilminster, Somerset



# 2 Firs Cottages

Puddlebridge  
Horton  
Ilminster  
Somerset TA19 9RL

Cute and characterful with a modern twist - this lovely cottage has two off road parking spaces to the front and a garden with lovely outlook towards the countryside.



- Extended Character Cottage
  - Edge of village location
    - Pleasant outlook
  - Access to good road links
- A range of nearby village facilities
  - Two double bedrooms
  - Attractive shower room
- Beautiful kitchen / dining room
- Sitting Room with inglenook fireplace
- Two off road parking spaces and lovely rear garden

Guide Price **£260,000**

Freehold

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## THE PROPERTY

This extended character cottage strikes a balance between "olde worlde" charm and modern style. The property has undergone much improvement and yet still retains many features including exposed beams and timber floors.

The front door opens into an entrance lobby with space to hang coats and a mosaic style floor. A pretty stained-glass doorway leads into the traditional sitting room with inglenook fireplace housing a woodburning stove, and cottage style beamed ceiling with recessed spotlights giving a more modern feel to the lighting.

Beyond an inner lobby leads to the timber cottage staircase rising up to the first floor and a door to one side opens to the ground floor shower room. This has been beautifully modernised in a wet-room style with mosaic stone flooring incorporating integral drain to the shower area, with glass screen and Mira Jump electric shower. The suite includes a concealed cistern WC and vanity wash hand basin unit with glass splashback and shaver / charging point.

## ACCOMMODATION

At the rear of the cottage is stunning kitchen / dining room with lantern roof and aluminium double glazed sliding patio doors letting in plenty of natural light and overlooking the garden and views beyond. The kitchen is fitted with a range of sage green units comprising floor and wall mounted storage cupboards and drawers incorporating space for dishwasher and a washer / dryer. There is space for an upright fridge freezer, and further space for an electric range cooker which has a black cooker hood over. To one side is a contemporary style electric radiator and an under stairs storage cupboard.

On the first floor are two double bedrooms, with plenty of features

including part-exposed stone walls and window recesses, timber window sills and stripped original floorboards. The rear double has a lovely outlook over the garden and countryside beyond.

## OUTSIDE

To the front of the property there is space to park off the road. At the rear the garden has been landscaped with a decking area and useful outside tap. Sleeper steps lead up to a slightly elevated level lawn with well-stocked flower borders to each side. There is also a timber summerhouse / shed with adjoining store and light connected. The garden has views across the neighbouring garden towards the countryside.

## SITUATION

The property is located in a small hamlet, half a mile from the centre of the village of Horton which adjoins the neighbouring village of Broadway. There is a post office / store in Horton and the Five Dials is a well-supported and popular pub with accommodation in Horton. You also have the very popular The Bell Inn in Broadway. For families there are two playgrounds, a preschool and the very well respected Neroche Primary School in Broadway. Both villages have a great range of clubs and societies including a thriving cricket club for those who like to get involved in the community. There is also an NHS Doctors Surgery/Pharmacy within Broadway.

The cottage is conveniently located just a short drive from the Southfields roundabout on the A303 / A358 junctions giving easy access to Taunton and the M5 to the north, and the Jurassic coastline to the south. The pretty market town of Ilminster has a range of thriving local facilities and lies just over 2 miles to the east. Facilities include award winning butchers, delicatessen, bakers, cheese and dairy shop, as well as two town centre supermarkets for your everyday essentials.

Ilminster also provides the local doctors surgeries and dentists, as well as various hairdressing salons, dry cleaners and wonderful well-stocked hardware store.

## DIRECTIONS

What3words/////laces.spells.minute

## SERVICES

Mains electricity, mains water. Private drainage via shared septic tank. Costs for maintenance of this are shared with neighbouring property. The vendor has had the private drainage checked to confirm it complies with the relevant legislation, a report is available on request.

Ultrafast broadband is available. Mobile signal indoors could be limited and you may prefer to use Wifi calling although you may receive a voice signal from O2. You are likely to receive a signal outdoors from all four major networks. Information provided by Ofcom.org.uk

## MATERIAL INFORMATION

Somerset Council Tax Band B

The vendor is aware of planning permissions in the local area relating to neighbouring properties including an application reference 24/00660/FUL for one dwelling at the end of this terrace which has yet to be agreed, but we do not believe this is likely to affect this property or its views. Buyers are requested to satisfy themselves via the local planning portal.

In accordance with the Estate Agents Act 1979, we must inform you that a member of Symonds & Sampson LLP staff is related to the vendor.

The photographs were taken in Summer 2023 but still reflect the property fairly.



| Energy Efficiency Rating                        |         |           |
|---|---------|-----------|
| Energy efficiency class                         | Current | Potential |
| Very energy efficient - lowest running costs    |         |           |
| A++ (91-100)                                    |         |           |
| A+ (81-90)                                      |         |           |
| A (71-80)                                       |         |           |
| B (61-70)                                       |         |           |
| C (51-60)                                       |         |           |
| D (41-50)                                       |         |           |
| E (31-40)                                       |         |           |
| F (21-30)                                       |         |           |
| G (1-20)  |         |           |
| Very energy inefficient - highest running costs |         |           |
| England & Wales                                 |         |           |

## Puddlebridge, Horton, Ilminster

Approximate Area = 632 sq ft / 58.7 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Symonds & Sampson. REF: 993705



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