

Symonds
& Sampson

Street House

Pottery Road, Horton, Ilminster, Somerset

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Horton

Ilminster

Somerset TA19 9QW

Set in an impressive plot of just over a quarter of an acre, this light-filled modern house has a contemporary and spacious feel including three double bedrooms and a beautiful rear garden.



- Spacious three bedroom detached home
- Popular village location, close to good road links
- Set in 0.28 acres (0.11 hectares) with beautiful rear garden
 - Well-presented throughout
- Garage / workshop, store and potting shed

Guide Price £475,000

Freehold

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THE PROPERTY

Bathed in natural light and thoughtfully designed, this well-proportioned home includes three double bedrooms and is perfect for buyers at various stages of their property journey. With a stylish and spacious ambiance throughout, it offers something for everyone. Whether you have a passion for gardening or need ample outdoor space for your family to enjoy, the stunning rear garden set against a picturesque countryside backdrop, is a real standout feature. The accommodation has been much improved by the current owners and has the benefit of double glazing and LPG gas central heating.

ACCOMMODATION

The generously sized entrance hall is flooded with light from the half landing and features a handy understairs cupboard, perfect for storing coats and household essentials. To one side, the original cloakroom has been cleverly expanded into a sleek and stylish downstairs shower room, complete with contemporary fittings. Light and practical LVT flooring extends seamlessly through the hall, shower room, and kitchen, creating a cohesive feel. Meanwhile, a dual-aspect sitting room to the side captures the afternoon and evening sunshine beautifully. For those considering a wood-burning stove, the original chimney remains in place and could potentially be reinstated if desired.

Spanning the rear of the home, the spacious open-plan kitchen and dining area offers ample room for formal dining, comfortably accommodating a large table and additional furniture. The current owners also enjoy the adjoining garden room as an extra dining and relaxation space during warmer months, taking in the delightful views of the garden. The kitchen itself is fitted with sleek white cabinetry and dark granite-effect worktops, featuring a Franke composite sink and a selection of high-quality Neff and Bosch appliances, including an integrated dishwasher, washing machine, microwave, electric hob, and oven. There is also space for a freestanding fridge/freezer.

Upstairs, a generous landing provides access to the loft via a hatch and the loft also houses the LPG gas boiler for central heating. A stylish, contemporary shower room sits to one side, featuring a panelled shower cubicle, a concealed

cistern WC, and a vanity wash hand basin with built-in storage, all finished with sleek tiling and chrome accents. The three bright and airy double bedrooms each include built-in storage or wardrobes, with the rear-facing rooms offering picturesque views over the garden and rolling countryside beyond.

OUTSIDE

The property sits on a generous 0.28-acre (0.11-hectare) plot and features ample driveway parking at the front, leading to the garage/workshop. This versatile space, also accessible via an internal door from the garden room, is currently used as a workshop but retains its up-and-over door, along with power and lighting. Adjacent to the garage, an additional storage area and a connected potting shed offer extra functionality, with side access leading directly to the rear garden when needed.

The rear gardens are beautifully designed, featuring sweeping lawns and carefully planned, curved borders. A gravel bed showcases sun-loving plants and ornamental grasses, complemented by vibrant herbaceous borders, mature shrubs, and sculptural trees such as Pittosporum and Cornus, ensuring year-round structure and interest. Further along, apple trees provide seasonal blossom and fruit, surrounded by naturalized primroses, adding charm and character. For those who like outside dining, a patio extends across the rear of the house and there's also an additional seating area within the garden. At the far end of the garden, is a dedicated compost area. Whilst keen gardeners are sure to appreciate the ready-made borders and structure, there's also plenty of room for children to run and play to their heart's content.

SITUATION

The villages of Horton and Broadway lie adjacent to each other and have a range of village facilities between them. Each village has a thriving pub and for families there are two playgrounds, a pre-school and the well respected Neroche Primary School in Broadway. There is a post office in Horton, and various parish churches of different denominations locally. The combined 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 medical centre within

Broadway. The pretty market town of Ilminster lies just over 3 miles from the property and has a wonderful range of independent stores including award-winning butchers, delicatessen, cheese and dairy shop, and greengrocers as well as two town centre supermarkets for your everyday essentials. The village is very popular with buyers looking for a village location who need to remain close to good road links via the A303 and A358, connecting with the M5 at Taunton.

DIRECTIONS

What3words/////knocking.deeds.helping

SERVICES

Mains electricity, water and drainage are connected. LPG gas central heating.

Ultrafast broadband is available in the area. Mobile signal indoors is mostly like with the Vodafone network for both voice and data, although outdoors you are likely to receive signal from all four major networks. Information provided by Ofcom.org.uk

MATERIAL INFORMATION

Somerset Council Tax Band E

There is a form of CCTV at the property and this may be recording at the time of any viewings, however it may not be included in the sale.

As is common, the title register includes mention of covenants and the office is happy to provide a copy of this to any prospective viewer upon request.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
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)		
England & Wales		
EU Directive 2002/91/EC		

Horton, Ilminster

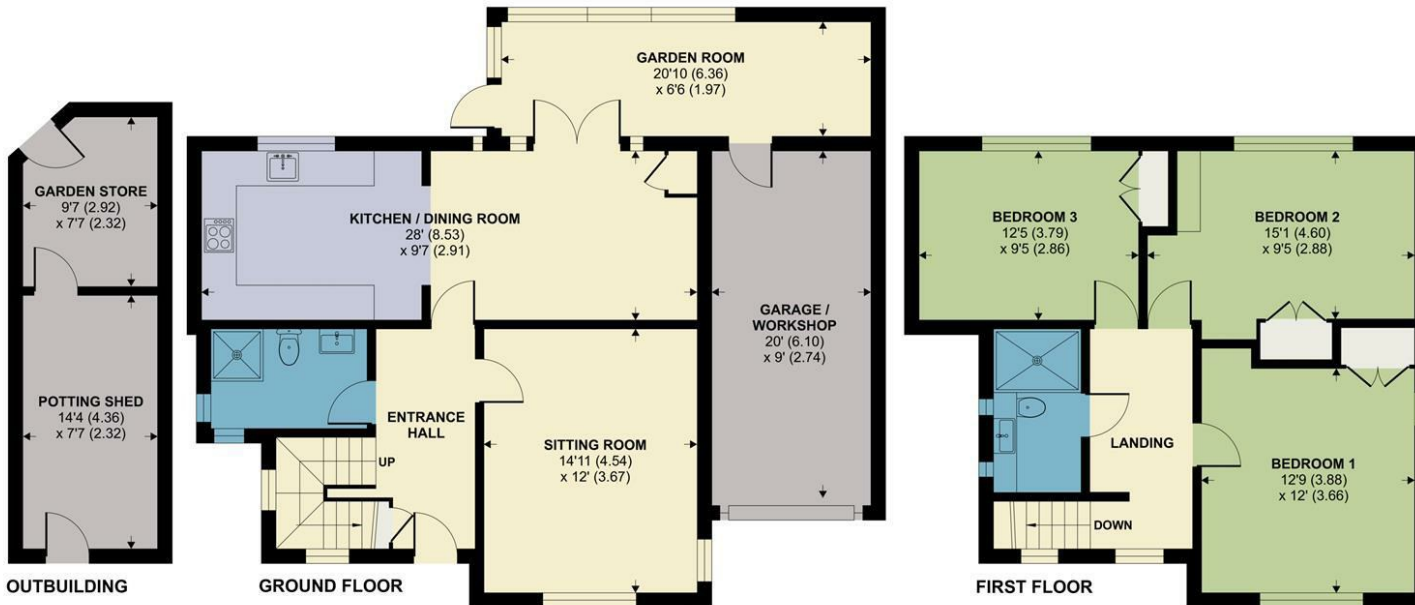
Approximate Area = 1375 sq ft / 127.7 sq m

Garage = 180 sq ft / 16.7 sq m

Outbuilding = 182 sq ft / 16.9 sq m

Total = 1737 sq ft / 161.4 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: 1267287



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