

Symonds
& Sampson



Longcroft

Sea, Ilminster, Somerset

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Sea
Ilminster
Somerset TA19 0SB

Sure to capture your heart, this remarkably spacious Grade II listed property sits in 0.42 acres (0.17 hectares) and is brimming with character throughout. Set in a peaceful rural hamlet just 1.5 miles from the charming town centre of Ilminster.



- Grade II listed period home
- Spacious and versatile accommodation
 - Pleasant gardens
- Views over neighbouring countryside
- Useful adjoining barn / garage with first floor studio area
 - Just 1.5 miles from Ilminster's pretty town centre

Guide Price **£660,000**

Freehold

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THE PROPERTY

Dating back as far as the 15th century, this remarkable period home has been thoughtfully altered over the centuries while preserving much of its original charm, in keeping with its Grade II listed status. Features such as plank and muntin panelling, beamed ceilings, and striking fireplaces all contribute to its historic character. The property offers generous and versatile living space, with three internal staircases providing flexible layout options. Additionally, the attached barn and double garage—with a loft room above—present further potential for those seeking extra space for hobbies or a home office.

ACCOMMODATION

The centuries-old front door opens into a traditional cross-passage hall, offering an immediate sense of the home's historic charm. With striking plank-and-muntin panelling and a flagstone floor underfoot, the entrance sets the tone for the rest of the property. At the far end of the hall, a vaulted ceiling rises around the central staircase, adding a sense of drama and scale.

The sitting room is home to the first of two impressive inglenook fireplaces, this one complete with an original bread oven and curing chamber—a true nod to the building's heritage. In the corner, a secondary staircase leads to the east wing's bedrooms. Across the hall, the elegant dining room features the second inglenook, now fitted with a wood-burning stove, and also gives access to the main staircase leading to the first floor.

A charming latch door leads to the western end of the house, where you'll find a versatile additional reception room, ideal for use as a snug or home office. Toward the rear, the kitchen/breakfast room blends character with practicality, fitted with modern shaker-style units and an integrated dishwasher, all set against traditional quarry tiled flooring.

Adjoining the kitchen is a particularly spacious utility area stretching across the rear of the house, featuring stone flooring, complementary cabinetry with an integrated fridge, and a butler sink, with plumbing for a washing machine beneath. Nearby, the rear lobby houses the gas central heating boiler and a convenient downstairs cloakroom—ideal for use when coming in from the garden.

Upstairs, the layout is both flexible and full of character, with five bedrooms and a useful box room or study, all accessible via three separate staircases. The principal bedroom is especially noteworthy—a beautifully proportioned, dual-aspect space with a vaulted ceiling and picture windows framing views of the rear garden. Two bathrooms serve the first floor: one with a charming slipper bath, the other featuring a classic white suite and a shower over the bath.





OUTSIDE

The property is enclosed by its own gardens and a charming old stone wall, offering privacy and a setting the property well back from the road. At the front, well-maintained gardens feature mature trees and established shrub borders, with gates providing access to the more private rear gardens. A generous, crazy-paved patio enjoys a sunny southerly aspect and serves as a perfect spot for outdoor relaxation or entertaining. Lawns, raised beds and an ornamental pond add interest and form a lovely focal point.

To one side, an impressive and unusually spacious timber greenhouse provides an ideal space for enthusiastic gardeners. On the western side of the house, additional garden space includes a mature magnolia tree and well-kept lawns, adding to the sense of tranquillity.

Attached to the house is a former barn, now serving as a spacious garage and workshop on the ground floor, complete with large timber double doors opening to the generous driveway. An internal staircase leads to a highly versatile first-floor studio or attic space, offering excellent headroom under a vaulted ceiling and generous built-in storage—perfect for a range of creative or practical uses.

SITUATION

Sea is a small rural hamlet to the south of Ilminster. It's just a 5 minute drive back into the pretty market town centre with its wide variety of independent stores. These are mostly centred around the market square and 15th century Minster church and have everything you need from an award-winning butchers, delicatessen, cheese and dairy shop, homewares, antiques stores, clothes boutiques and gift shops. Ilminster is also well served by a town-centre Tesco store with ample

free parking. Alongside is a bowls club and tennis club and close-by a town library. The market square serves as the bus stop for local bus services to neighbouring towns and the Berry's Superfast coach service to London. Ilminster Arts Centre is a vibrant arts venue with licensed café and there are plenty of other places to socialise including pubs, cafes, and restaurants. There are several take-away establishments. There's a dental surgery as well as modern health centre on the southern side of the town and a newly merged Primary School (Herne View). Ilminster is arguably one of South-Somerset's prettiest market towns and has everything you need for day to day living on your doorstep. Sea Mills is also within easy reach of the A358, A30 and A303 for those needing good road links to the M5, London or Exeter. The nearest rail stations are Crewkerne or Axminster for the Waterloo line or Taunton for the faster London Paddington or Bristol lines.



DIRECTIONS

What3words/////eyebrows.briefing.euphoric

When travelling south west, coming from the Ilminster direction the property will be found on the left hand side, prior to the sharp left hand bend.

SERVICES

Mains electricity, gas and water are connected. Private drainage via septic tank. As yet the vendor is not sure whether the system complies with the latest General Binding Rules but is happy to get this checked once a prospective buyer shows serious interest. Buyers are welcome to obtain quote for a new domestic sewage treatment plant if preferred.

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

MATERIAL INFORMATION

Somerset Council Tax Band F

The property lies within an area with a high risk of flooding from surface water. Our client confirms the property suffered an ingress of water in 2021 and Jan 2025. The property is currently insured with NFU and various measures have been put in place including flood gates installed on all doors.





Longcroft, Sea, Ilminster

Approximate Area = 2915 sq ft / 270.8 sq m

Garage = 683 sq ft / 63.4 sq m

Total = 3598 sq ft / 334.2 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). © nichecom 2025. Produced for Symonds & Sampson. REF: 1311793



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