



Symonds
& Sampson

Thatchdown Cottage

Barrington, Ilminster, Somerset

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Barrington
Ilminster
Somerset TA19 0JN

A charming "chocolate box" cottage in one of our most sought after villages, with ample space for hobbies or working from home and a myriad of countryside footpaths on your doorstep.



- Grade II listed cottage in picture postcard village
 - Close to NT Barrington Court
 - Handy for a myriad of local footpaths
- Flexible accommodation with scope to work from home
- Good size garden including elevated deck with fabulous views
 - Former garage / hobby room plus additional summerhouse / office

Offers In Excess Of **£390,000**

Freehold

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THE PROPERTY

Believed to date back to the 17th century, this charming detached cottage is situated right in the heart of Barrington. Just a short walk from the wonderful NT Barrington Court, it's also wonderfully placed to make the most of living in this fabulous community, where there's lots going on from the annual Barrington Day celebrations to events at the local pub, and clubs and societies at the well-supported village hall. For those who love a character home there's a plethora of features from plank and muntin panelling, to leaded windows, exposed beams and floorboards and much more room than you might expect, with particularly generous reception rooms and a converted former garage / store area providing extra space for hobbies or working from home.

ACCOMMODATION

The pretty canopied porch leads through into a good size dining hall with ample room for entertaining and an impressive inglenook fireplace with a fitted fully lined log burner. A pretty window seat overlooks the street and there's a practical and hardwearing tiled floor. Adjoining, a spacious dual aspect sitting room with window seats to both sides also features a second inglenook fireplace with multi-fuel burner, and original timber panelling incorporating useful storage. Beyond the dining hall steps lead up to a rear lobby with stable door opening to the rear garden and allowing enough space to be used as an overflow from the kitchen with room for an upright fridge freezer. The adjoining WC also serves as a utility area with space for your washing machine and electric towel rail. The kitchen has been well designed to maximise it's compact space making everything easily within reach and satisfying even the keenest of cooks. Light grey modern units with granite worktops incorporate a butler sink and corner carousel units for maximise ease. There's an electric range cooker included in the sale as well as an integrated dishwasher, and microwave.

On the first floor a former walk-through bedroom has been converted to create a larger more luxurious family bathroom with freestanding bath and shower over. The adjoining landing area could easily double as an extra study space. The main bedroom is well-proportioned and has a dual aspect, as does the second double room with a range of fitted wardrobes under the eaves.





OUTSIDE

To the rear of the cottage the good size garden enjoys a sunny aspect. A large central lawn is edged with traditional borders, mature roses and shrubs with arches, pathways and stone steps leading up through terraced borders to the elevated top section with large composite deck and BBQ area. This provides a superb dining / entertaining space overlooking the village rooftops and across the South Somerset countryside alongside apple trees and various evergreens including holly and conifers for all year round structure.

SITUATION

Barrington is one of South Somerset's most attractive conservation

villages and boasts an enviable position with easy access to excellent road links via the A303 and M5/A358 and yet does not lie on a main road itself. The renowned National Trust property Barrington Court lies at one end of the village and is much more than somewhere to visit. There is a range of artisan workshops, second hand bookstore, café / restaurant, gift shop and lots of lovely spaces to enjoy the peace and quiet over a picnic perhaps. There is a super network of public footpaths criss-crossing the estate and village, excellent for dog-walking.

The Barrington Boar is a very well-respected, award winning restaurant/pub with rooms and excellent food and is just a short walk from the property. There is a thriving community spirit at

Barrington with lots of things to get involved with should you wish. The village hall is very much a hub for activities and events, which include Community Coffee mornings, Gardening society, Choral society, Amateur dramatics group (The Barrington Players), Pilates, Zumba and Yoga, Table Tennis and Bridge. There really is something for everyone.

The nearby town of Ilminster has a full range of facilities including a wide selection of small independent shops together with two supermarket chains, bars, cafes, post office, bank, doctors' surgeries, dentist and optician. It is a vibrant local community with an abundance of cultural and activity-based pursuits centered around the Theatre, Arts Centre, Church, Primary School, Tennis



and Bowls Clubs and many other community groups. Ilminster has convenient access to the M5 junction 25 just 11 miles away, and the A303 which passes nearby. Crewkerne railway station, on the Waterloo – Exeter line is 7 miles and Taunton Station on the Exeter to Bristol and Paddington lines is 13 miles.

DIRECTIONS

What3words/////recap.rectangular.thunder

SERVICES

Mains electricity, water and drainage are connected.

Ultrafast broadband is available. Mobile signal indoors could be limited and you may prefer to use Wifi calling, however outdoors

you are most likely to receive a good mobile signal from the Three network.

MATERIAL INFORMATION

Somerset Council Tax Band E

The property is Grade II listed and is located in a designated conservation area.

The vendors believe that some or all of the walls are of cob construction.



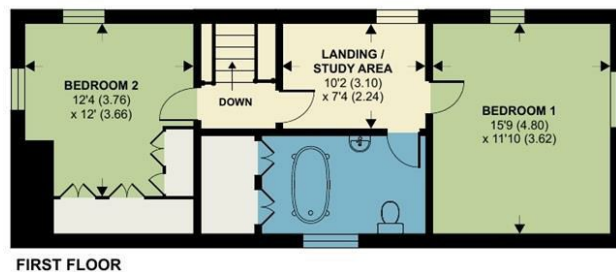
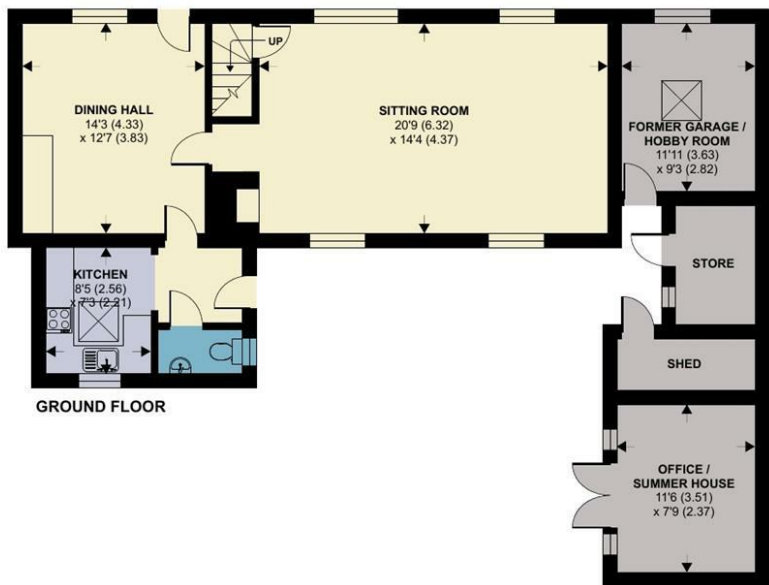
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Approximate Area = 1516 sq ft / 140.8 sq m

Outbuilding(s) = 202 sq ft / 18.8 sq m

Total = 1718 sq ft / 159.6 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). Produced for Symonds & Sampson. REF: 1315885



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