

An aerial photograph of a rural property. In the foreground, a large stone barn with a thatched roof and several arched windows is visible. To its left is a large wooden barn with a rusty corrugated metal roof. The property is surrounded by lush green trees and a well-maintained lawn. In the background, rolling green hills are dotted with more trees under a clear blue sky with a few clouds. A small greenhouse and a modern extension with solar panels are also visible.

Symonds
& Sampson

Barn House

Puckington, Ilminster, Somerset

Barn House

Puckington
Ilminster
Somerset TA19 9JA

With its spacious accommodation, room for relatives and copious storage both inside and out, this beautiful Grade II listed home is set in 0.58 acres (0.23 hectares) with barns, garaging and space for all your hobbies.



- Grade II listed period home
- Set in 0.58 acres (0.23 hectares)
- Superb range of outbuildings / barns / garaging
 - Attractive gardens
- Scope for multi-generational and single level living

Guide Price **£795,000**

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

The main house is just one of many standout features this remarkable property offers. Nestled within spacious and characterful gardens—each area serving a distinct purpose—the extensive outbuildings are sure to appeal to collectors, vehicle enthusiasts, or anyone with space-demanding hobbies. While the accommodation within the house already provides spacious, flexible living arrangements—including a convenient ground floor suite ideal for a dependent relative—the outbuildings also present exciting potential for conversion into additional residential or holiday accommodation, subject to the necessary permissions.

ACCOMMODATION

The property has evolved over the centuries, incorporating a former rear outbuilding to create a practical ground floor bedroom suite, whilst maintaining its historic charm. The traditional cross-passage hall includes built-in storage and leads to a generously sized drawing room filled with character features—most notably an impressive inglenook fireplace including a wood-pellet stove with automatic feeder for convenience. Exposed beams, decorative niches, and a discreet original staircase tucked in the corner offer added charm and access to first-floor rooms above ideal as a private master or guest suite.

On the opposite side of the hall, a cosy sitting room features a stone fireplace with a wood burning stove and charming window seat. The dining room, also with its own stone fireplace (although currently not in use) connects via a side lobby to the utility room, which offers extra storage, appliance plumbing, and houses a plumbed American fridge/freezer which is included in the sale. This part of the home also provides access to the more formal walled garden perfect for outside dining and entertaining.

At the rear, the spacious kitchen/breakfast room enjoys garden views and is fitted with country-style cream units, a 4 oven AGA, additional gas hob and electric oven, dishwasher, fridge, and corner carousel units. The rear hallway offers extensive storage, including a linen cupboard with the hot water cylinder and a convenient ground-floor cloakroom. Also on the ground floor are a designated study and a generously sized dual aspect bedroom which includes a large south-facing bay window overlooking the pretty gardens and a modern en suite shower room, perfect for a dependant relative.

Upstairs, all bedrooms are well-proportioned doubles, each with unique features and pretty, arched front-facing windows. Three of the rooms are independently accessed from the main staircase and share a family bathroom and WC. Additional interconnected landings lead to the potential master or guest suite, complete with a spacious landing/dressing area and further bathroom.





OUTSIDE

The gardens wrap around three sides of the property, each offering its own unique charm. The walled garden is a spacious, low-maintenance paved terrace featuring a water feature—ideal for outdoor dining. It connects via a pedestrian gateway to the driveway, which runs along one side and extends to the rear providing parking and access to one of several outbuildings. This includes two garages each with electric "up and over" doors and a workshop on the ground floor, with a staircase leading to a hobby/studio room and additional storage above. This versatile space holds excellent potential for conversion, subject to the necessary planning consents, and could accommodate a variety of uses.

The rear garden, which enjoys a westerly orientation features lawns, borders and fruit trees, including wall-trained stone fruits such as

gauge, plum, and cherry, as well as a grapevine—providing both beauty and bounty throughout the seasons. Beyond are the traditional south-facing gardens, where sweeping lawns are framed by flowering borders, ornamental trees, and roses—including a striking magnolia. One of the standout features is the impressive period barn to one side, complete with its original flagstone flooring. This vaulted open space is both visually stunning and highly functional, ideal for storage, workshops, events, or even business use, offering endless possibilities.

Attached to the barn is a more recent, solidly built double tandem garage with electric roller shutter door and power supply—perfect for additional storage or vehicle use. This is accessible from the adjoining lane via a separate access.

Beyond the main barn and gardens lies a small orchard area with a variety of apple trees for cooking and eating, as well as a Victoria plum. A former vegetable plot sits behind and has lovely far reaching views. This is currently unused but offers great potential for a productive kitchen garden. The space includes currants, raspberry canes, and trees such as walnut and damson, alongside a greenhouse to support year-round growing and a small pond.

SITUATION

Puckington is a small but friendly village located just North of the thriving market town of Ilminster. The village itself has a parish church and mainly consists of attractive period properties that lie within easy reach of excellent road links, and a range of local facilities. The nearby village of Barrington renowned for its stunning National Trust property Barrington Court, also has a great community feel with



popular pub “The Barrington Boar” and a well-supported village hall with various events and societies including local produce market, gardening club and amateur dramatics group. Ilminster itself has a 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 as well as a town-centre Tesco store with ample free parking. Should you need to go further afield the A303 and A358 lie within east reach.

DIRECTIONS

What3words/////export.removes.shredder

In the centre of the village the property is on the left hand side when travelling north, on the corner of Bradon Lane.

SERVICES

Mains electricity, gas, water and drainage are connected. Solar PV panels are owned by the property outright.

Ultrafast broadband is available. There is mobile coverage in the area, please refer to Ofcom’s website for more details.

MATERIAL INFORMATION

Somerset Council Tax Band F

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

The property is over two separate title numbers at HM Land Registry, the vegetable garden at the rear being on a second separate title number and is NOT within the Conservation Area.



Barn House, Puckington, Ilminster

Approximate Area = 3186 sq ft / 296 sq m

Outbuildings = 2687 sq ft / 249.6 sq m

Total = 5873 sq ft / 545.6 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). © nichecom 2025. Produced for Symonds & Sampson. REF: 1312550



ILM/AJW/170725



naei | propertymark
PROTECTED

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

01460 200790

ilminster@symondsandsampson.co.uk
Symonds & Sampson LLP
21, East Street,
Ilminster, Somerset TA19 0AN



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT