



Symonds
& Sampson

Mill Cottage

Windmill Hill, Ashill, Ilminster, Somerset

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Windmill Hill

Ashill

Ilminster

Somerset TA19 9NT

Set in 1.66 acres (0.67 hectares) on the edge of a rural yet accessible hamlet with the most breath-taking views, this is a rare chance to make your own mark on this individual detached home with mature gardens, adjoining paddock and unique "windmill" folly.



- Detached house set in 1.66 acres of mature gardens and paddock
 - Stunning views across countryside
 - Private position in no-through lane
 - Excellent scope for remodelling and updating
- Rural yet convenient location, within short drive of good road links
- Under 4 miles from the pretty market town of Ilminster

Guide Price **£650,000**

Freehold

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THE PROPERTY

Coming to the market for the first time in many years, this is a unique property in a unique position. Set alongside a no-through lane, it has magnificent views to the front whilst being tucked away in its own mature grounds including well stocked gardens, paddock and mini orchard area. It's also home to the "windmill" of Windmill Hill. Whilst the accommodation could benefit from some improvement and has plenty of scope to make it your own, the previous owners had previously modernised the kitchen and bathrooms in more recent times, and the property benefits from double glazed windows and oil fired central heating, alongside a range of solar PV panels to supplement electricity use. Whether you're looking to further modernise what's in situ, or create a "grand design" remodel, the size of the plot and stunning views will make this a truly wonderful home.

ACCOMMODATION

With the formal entrance to the east side of the house, a sizeable entrance vestibule still retains its original parquet flooring, and opens through double doors to the inner hallway with useful understairs storage and downstairs cloakroom. A sizeable living room on the southerly side of the house includes an open fireplace and opens onto the garden, with a formal dining room beyond with attractive wood flooring. The light and airy kitchen breakfast room is dual aspect and includes light birch units and solid stone floor tiles, with appliances including electric double oven and hob, and space for both a dishwasher and fridge freezer. Adjoining is a rear hall / utility area with sink and plumbing for a washing machine, room for another appliance such as a freezer and the solar panel inverter equipment. On the first floor are four good size bedroom each with lovely views of the garden, panoramic views of the countryside or both! The second bedroom has its own en suite shower facilities making it perfect for guests or older children. The main bathroom is practical for families with plenty of fitted bathroom cabinetry incorporating a bath and mains shower over, bidet, vanity wash hand basin and concealed cistern WC. It also houses the airing cupboard with hot water cylinder with solar boost function.





OUTSIDE

The house sits alongside the no through lane with the grounds extending to both sides and the rear. As well as the existing driveway space to the front of the garage, the property has double gates to the east side providing additional access to the garden, and further vehicular access to its adjoining paddock at the top of the lane. To the west of the existing garage / store is a sizeable fruit and vegetable garden including fruit cages and greenhouse. The majority of the gardens are laid to sweeping lawn over various levels, with a wide range of ornamental shrubs and trees planted by the previous owners who were clearly



keen gardeners. To the west side of the garden is the enclosed paddock with a mini orchard closest to the house with a variety of fruit trees. The garden also includes a timber garden shed and summerhouse and wildlife ponds.

The most unique feature of course is the substantial Windmill which is a famous local landmark. Reputedly, once upon a time there was an original windmill on the site, but this folly was built several decades ago to conceal the EE telecommunications mast, the land being leased to the company with a payment made periodically. The owners of this property also have access to a lower section of the windmill for use as a garden store.

SITUATION

The property is located in a no through lane in an elevated position in the hamlet of Windmill Hill approximately 1 mile from the village of Ashill. There are stunning views over the surrounding countryside. Ashill, itself is a small village community which together with the hamlet of Windmill Hill has a population of just over 500. It's brilliantly placed for those wanting to commute, having great road links via the A358 towards Taunton and via the A303 to Exeter / London. Ashill has a very well respected small primary school, pre-school, and village hall, whilst the nearby historic market town of Ilminster has a superb range of



quirky independent shops including traditional hardware store, award-winning butchers and deli, grocers, restaurants, cafés and supermarkets. Other facilities are located in the neighbouring villages of Broadway and Horton, which also has an excellent primary school, two popular pubs and doctors' surgery as well as local post office.

DIRECTIONS

What3words/////animal.lamp.helped

Viewings must be arranged in advance as this property is not visible from the public road. For previously arranged

viewings please enter the track that leads to the property, and park in the paddock through the gate, as indicated by our for sale board.

SERVICES

Mains electricity, mains water, private drainage via Klargester Bio Tec P6 IPS sewage treatment plant. Oil fired central heating.

There are solar PV panels at the property which the executors believe are owned outright.

Standard broadband is available. For those requiring quicker speeds, there are other alternatives including Starlink.

MATERIAL INFORMATION

Somerset Council Tax Band E

The windmill folly in the garden was built to hide the EE mobile telecommunications mast for which a lease of the land for 20 years was granted in 1998. We understand that extensions to this lease are renegotiated with EE on an ongoing basis providing a yearly income.

The property is being sold on behalf of executors of the estate, and a grant of probate is currently awaited. Any prospective buyers looking to exchange contracts within a particular timescale are welcome to speak to the office regarding an update on the timescale for this.

Energy Efficiency Rating		Current	Potential
For energy efficient - lower running costs			
A	100-109		
B	81-100		
C	62-80		
D	43-61		
E	29-42		
F	15-28		
G	1-14		
For energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Windmill Hill, Ashill, Ilminster

Approximate Area = 1653 sq ft / 153.5 sq m (excludes garage and store)

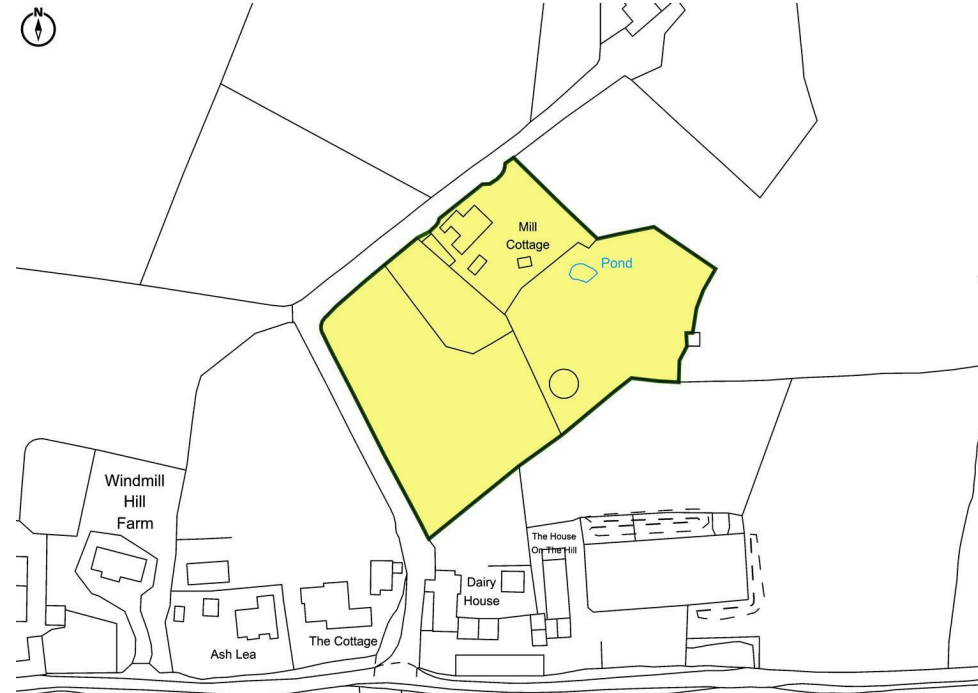
Outbuildings = 70 sq ft / 6.5 sq m

Total = 1723 sq ft / 160 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). © nrichcom 2025. Produced for Symonds & Sampson. REF: 1297689



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