



Symonds
& Sampson

Fernlea Cottage

Barrington, Ilminster, Somerset

Fernlea Cottage

Barrington
Ilminster
Somerset TA19 0JN

In one of our most sought after villages, this cleverly extended cottage offers quirky and characterful accommodation, lovely gardens and a fabulous workshop / studio at the rear perfect for hobbies and home-working.



- Attractive period cottage
- Located in one of our most sought-after villages
 - Generous rear garden
- Substantial workshop / hobby room / gym
 - Off road parking

Guide Price **£399,999**

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

Having been cleverly extended by the previous owners, this lovely cottage offers character living spaces with a flexibility of layout. Two staircases create the potential for guests or older children to have a little more privacy, whilst two generous and separate reception rooms give you plenty of options for formal and informal dining, relaxing and entertaining. The long rear garden has a spacious workshop, ideal for those with larger-scale hobbies or needing the potential to work from home, whilst the southerly-facing workshop roof includes solar panels to maximise energy efficiency.

ACCOMMODATION

The traditional cottage door opens into a charming hallway. From here, the first of two staircases leads to a first-floor bedroom – an ideal guest room with views over the rear garden and a useful walk-in storage space. The vendor has also added fitted wardrobes, which can easily be moved or removed to allow for greater flexibility in furniture arrangement. On the ground floor, a convenient bathroom provides facilities for visitors, or the option of single-level living if required in the future.

At the front of the cottage lies the original and generously-sized reception room, featuring an inglenook fireplace now fitted with a multifuel stove, along with a flagstone floor. A charming south-facing window incorporates built-in storage, one of many thoughtful features throughout the home. A turning staircase rises to the main first-floor accommodation. Spacious enough to serve as both a formal dining area and family room, this reception room flows into a large lobby (believed to be the original kitchen), which offers versatile use as an extension of the kitchen, a breakfast area, or a study.

The fitted units in this area mirror those in the adjoining kitchen, where sage green cabinetry is paired with oak-effect worktops and a ceramic heritage-style sink. The oil-fired Worcester boiler is neatly tucked away, while integrated appliances include an electric hob and oven. There is space beneath the counters for a washing machine, tumble dryer or a dishwasher, if desired.

Beyond the kitchen lies a superb light-filled sitting room, part of a more recent extension. Picture windows and French doors open to the garden, seamlessly blending the indoor and outdoor spaces. Natural materials have been used to complement the cottage's character, and a contemporary woodburning stove adds warmth and charm during cooler months.

Upstairs, from the second landing, there are two further double bedrooms, each with built-in storage. A cleverly designed shower room makes excellent use of the available space, completing the well-thought-out accommodation.





OUTSIDE

The gravelled frontage offers off-road parking, complemented by a small lawn and traditional cottage-style borders. A solid timber gate leads from the driveway to further access at the rear, with additional parking potential (see Material Information). Practical features include two outdoor taps and a former attached privy, now useful as extra storage or even housing for a tumble dryer.

The rear garden is mainly laid to lawn and planted with mature shrubs and trees, including apple and ornamental cherry. At the far end, a substantial workshop benefits from power and generous windows that flood the space with natural light. Ideal as a workshop, studio, hobby space, gym, or simply for storage, it provides a highly versatile outdoor room.



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, doctors' surgeries, dentist and optician. It is a vibrant local community with an abundance of cultural and activity-based pursuits centred 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 to Exeter line, is 7 miles away, and Taunton Station, on the Exeter to Bristol and Paddington lines, 13 miles away.

DIRECTIONS

What3words/////prune.bashful.storage

SERVICES

Mains water, electricity and drainage are connected. Oil-fired central heating and solar panels supplementing electricity usage.

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

MATERIAL INFORMATION

Somerset Council Tax Band C

The property is located in the village's designated Conservation Area.

Flooding - the Government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk#> gives the flood risk of an area, not a specific property. The owner reports there have been no issues for this property with flooding during their or previous ownerships.

The neighbour has the benefit of right to access the rear of their property on foot or with a vehicle - you are welcome to ask us for further information.



Energy Efficiency Rating		Current	Potential
For energy efficiency (lower ratings are better)			
A	B	77	83
C	D		
E	F		
G	H		
For energy efficiency (lower ratings are better)			
England & Wales			

Barrington, Ilminster

Approximate Area = 1228 sq ft / 114 sq m

Limited Use Area(s) = 5 sq ft / 0.4 sq m

Outbuildings = 314 sq ft / 29.1 sq m

Total = 1547 sq ft / 143.5 sq m

For identification only - Not to scale

Denotes restricted head height



SHED
57 (1.70)
x 2'8 (0.81)



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: 1336876



ILM/JH/280825



naea | 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