



Copperkins

Trotts Lane, Horton, Ilminster, Somerset

Copperkins

Trotts Lane
Horton
Ilminster
Somerset TA19 9QT

Offered for sale with no onward chain, this spacious detached bungalow is set in a third of an acre in a peaceful "tucked away" position.



- Spacious detached bungalow
 - Set in a third of an acre
 - Tucked away from traffic
- Optional 4 beds / 3 reception rooms or 3 double beds plus study
 - Offered for sale with no onward chain
- Popular village with amenities and good road links

Guide Price **£675,000**

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

With well-balanced proportions and a versatile layout, this property offers ample space for family living while remaining easily manageable for those looking to downsize from a larger home. Set within its own third of an acre grounds, it features mature, attractive gardens and generous parking, all in a private setting at the heart of one of the area's most sought-after villages.

ACCOMMODATION

On entering through the front door, you are welcomed into a bright and spacious hallway, filled with natural light from the fully glazed door and matching side panels. The hall is thoughtfully designed with a walk-in cloaks cupboard and a separate linen cupboard.

To one side lies the generous kitchen/breakfast room, fitted with quality limewashed oak-style units and solid worktops incorporating a drainer and stainless steel one-and-a-half bowl sink. Integrated Siemens appliances include an electric hob with oven and cooker hood, along with a combination microwave oven. An integrated fridge and convenient corner carousel unit complete the layout. The room comfortably accommodates a dining table, though a formal dining room is also located adjacent. At the rear, a dedicated utility room and adjoining cloakroom provide additional practicality.

Across the hallway, the spacious dual-aspect sitting room enjoys abundant natural light, enhanced by French doors that open directly onto the sunny patio. A feature fireplace with wood-burning stove creates a warm focal point, ideal for cooler evenings. Double doors lead seamlessly into a substantial triple-aspect conservatory, offering further living space.

The property offers four bedrooms, providing flexibility for family living, home-working, or hobbies. The master bedroom benefits from a stylish en suite shower room, while the remaining rooms are served by a bright and modern family bathroom, complete with bath, shower attachment, and glass screen, finished in contemporary neutral tiling.





OUTSIDE

The property occupies approximately one-third of an acre, with the main gardens positioned to the south. Offering a high level of privacy, the grounds are naturally screened by mature trees, hedges, and shrubs. The gardens feature a blend of lawns, shrubbery, and herbaceous borders, along with a productive fruit garden containing established cordon apple trees, raspberry canes, and currant bushes. A sunny patio area is partly screened by timber arches adorned with climbing plants such as clematis and rambling roses.

Access is via Trotts Lane, passing the frontage of two neighbouring properties, and through timber five-bar gates that lead onto a private driveway. This provides generous off-road parking and access to a double garage fitted with two up-and-over doors, power, and lighting. For added practicality, there are also two external water taps.

SITUATION

The property is situated in a tucked-away position off a quiet lane within Horton. The village lies adjacent to the village of Broadway and both villages have a good range of facilities. Each village has a thriving pub and for families there are two playgrounds, a pre-school and the well

respected Neroche Primary School in Broadway. There is a post office in Horton, and a great range of clubs and societies including a thriving cricket club for those who like to get involved. There is also an NHS medical centre within Broadway. The pretty market town of Ilminster lies just over 3 miles from the property and has a wonderful range of independent stores including award-winning butchers, delicatessen, cheese and dairy shop, and greengrocers as well as two town centre supermarkets for your everyday essentials. The village lies within a short drive of excellent road links including the A303 / A30 to the west and the A358 connecting to the south coast and to the north the M5 at Taunton.



DIRECTIONS

What3words/////passwords.directly.wings

SERVICES

Oil fired central heating. Boiler located at the rear of the double garage with the oil tank located in the garden behind. The executors have confirmed that the property is connected to mains electricity, water and drainage.

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 F

The property is being sold by executors and therefore our normal Property Information Form has not been completed and some information will be unavailable. Buyers are asked to make their own enquiries on any elements that are of particular importance to them.

Please note - probate has already been granted.

Energy Efficiency Rating		Current	Potential
For energy efficient - lower ranking costs			
100-120	A		
80-100	B		
60-80	C		
40-60	D		
20-40	E		
10-20	F		
1-10	G		
For energy efficient - higher ranking costs			
100-120	A		
80-100	B		
60-80	C		
40-60	D		
20-40	E		
10-20	F		
1-10	G		



Pound Road, Horton, Ilminster

Approximate Area = 1768 sq ft / 164.2 sq m

Garage = 378 sq ft / 35.1 sq m

Total = 2146 sq ft / 199.3 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1350606



ILM/AJW/110925



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