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# The Firs

Barrington, Ilminster, Somerset

# The Firs

Barrington  
Ilminster  
Somerset TA19 0JB

Right in the heart of this sought-after village, this 1950's detached house has been extended to create a cosy yet spacious home within just over a quarter of an acre.



- Detached house in sought after village
- Extended accommodation with versatile layout
- Four good size bedrooms including master with en suite
- Spacious kitchen and walk-in pantry, plus separate utility
- Driveway parking and garage with scope to rebuild / enlarge
- Generous gardens
- Close to NT Barrington Court

Guide Price **£599,995**

Freehold

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**THE PROPERTY**

Originally built in the 1950's, the property was extended by the previous owners by way of a two-storey rear extension. It offers traditional double fronted accommodation with the added bonus of a further ground floor reception room on the east side, ideal if you work from home or have a hobby that needs plenty of space. Set within 0.28 acres (0.11 hectares) there's plenty of potential for green fingered buyers or families to create their dream garden.

**ACCOMMODATION**

The traditional entrance hall at the front of the property offers space for hanging coats, with the staircase rising from here to the first floor. To one side lies a welcoming sitting room featuring dual-aspect windows that overlook the charming street to the front and the gardens to the rear. A classic open fireplace with a tiled surround provides a cosy focal point.

Beyond the sitting room, a separate study or hobby room enjoys a high ceiling and a stable door opening onto the rear garden, complemented by a side window that captures the morning sun. The tiled flooring makes this a practical and easy-to-maintain space with the versatility for lots of uses.

On the west side of the house, the fitted kitchen and breakfast room also enjoy dual-aspect views over both front and rear gardens. It is equipped with a range of floor and wall-mounted units, offering ample storage and work surfaces incorporating a one-and-a-half bowl stainless steel sink with drainer. Country-style tiled splashbacks and a ceramic tiled floor add to its charm. Integrated appliances include an electric hob and double oven, an under-counter fridge and freezer, and space with plumbing for a dishwasher.

Beyond the kitchen lies a practical rear hall with a quarry-tiled floor and a stable door to the side. This generous space is ideal for returning from the garden or countryside walks, providing room for coats, boots, and outdoor gear. Doors lead to a spacious walk-in pantry — perfect for additional storage or homegrown produce — as well as a separate downstairs WC. A utility area provides space and plumbing for a washing machine, houses the oil-fired central heating boiler, and includes an additional sink for messier tasks.

At the rear of the house, a bright triple-aspect reception room offers exceptional

versatility. A brick fireplace with a wood-burning stove forms a lovely focal point, making this an ideal formal dining room for winter months. Alternatively, with French doors opening onto the rear garden and a cool tiled floor, it could serve beautifully as a summer sitting room.

Upstairs, the landing benefits from the extension, offering a charming niche suitable for a reading chair or feature furniture piece. The dual-aspect master bedroom, located at the rear, includes an en suite shower room with full tiling, a quadrant shower, WC, and washbasin.

The second bedroom is a generous double — originally the master — with dual-aspect windows and attractive views over the neighbouring cottages. The third bedroom is another pleasant double with similar outlooks. The fourth bedroom is a spacious single, ideal for bunk beds, a nursery, or a home office, featuring a built-in over-stairs storage cupboard. A modern loft hatch with a pull-down ladder provides easy access to the part-boarded attic.

Throughout, the property benefits from attractive UPVC double-glazed windows and oil-fired central heating.

**OUTSIDE**

The property occupies an enviable plot of just over a quarter of an acre, with the majority of the gardens situated to the rear, offering excellent potential for keen gardeners. There is also scope for future extension, subject to the necessary planning consents and approvals.

To one side, gates open onto a driveway providing off-road parking and access to a pre-fabricated garage. The rear garden is enclosed by fencing, hedging, and mature trees, creating a sense of privacy and seclusion. Beyond the garage stands a modern bundled PVC oil storage tank serving the central heating system.

At the far end of the garden, two greenhouses provide ideal space for growing plants and vegetables, and an outside tap adds convenience for watering. A further gateway leads to the front garden, which offers a pleasant outlook and a charming spot to sit and enjoy the surroundings. The front garden is mainly laid to lawn with well-stocked borders and benefits from an attractive view of the pretty cottages opposite.

**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. 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. Additionally, the villagers run The Lyle Room at the village hall providing an alternative place to meet and socialise over a drink. 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. For those with young families there is also a very well-regarded nursery / pre-school who also offer wrap-around care in the local area and holiday clubs.

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/////grinning.measuring.goodnight

**SERVICES**

Mains electricity, water and drainage. Oil-fired central heating.

Ultrafast broadband is available. There is mobile coverage in the area - please refer to Ofcom's website for more information.



| Energy Efficiency Rating                     |           |  |
|----------------------------------------------|-----------|--|
| Very energy efficient - lower running costs  |           |  |
| A++ (91-100)                                 | A (69-78) |  |
| A+ (81-90)                                   | B (55-68) |  |
| A (71-80)                                    | C (39-54) |  |
| B (61-70)                                    | D (29-38) |  |
| C (51-60)                                    | E (21-28) |  |
| D (41-50)                                    | F (13-20) |  |
| E (31-40)                                    | G (7-12)  |  |
| F (21-30)                                    |           |  |
| G (1-20)                                     |           |  |
| Energy efficiency graph (space heating only) |           |  |
| England & Wales                              |           |  |

## The Firs, Barrington, Ilminster, TA19 0JB

Approximate Area = 1675 sq ft / 155.6 sq m

Garage= 161 sq ft / 14.9 sq m

Total = 1836 sq ft / 170.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Symonds & Sampson. REF: 576446

### MATERIAL INFORMATION

Somerset Council Tax Band E

The property is located in the village's designated conservation area.



ILM/AJW/141025



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