

Symonds
& Sampson

Tuckers Cottage

Puckington, Ilminster, Somerset

Tuckers Cottage

Puckington
Ilminster
Somerset TA19 9JA

With a touch of "arts and crafts" styling, this is a charming and beautifully refurbished character cottage with a generous garden and lovely views.



- Charming cottage in popular, small village
- With easy reach of excellent road links
- Flexible accommodation with optional ground floor bedroom / study
- Beautifully presented throughout including new Wren kitchen
 - UPVC double glazing, gas central heating
 - Off road parking, substantial workshop

Guide Price £450,000

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

Tastefully enhanced by the current owners, this charming and deceptively spacious character home offers far more than first impressions suggest. Recent improvements have included a new kitchen, bathroom and shower room, stylish redecoration with William Morris accents throughout and the installation of double glazed windows and doors. The flexible layout includes a potential fourth bedroom on the ground floor, complete with an en suite shower room—ideal as a guest room, home office, or hobby space. With generous gardens and a substantial workshop/outbuilding, this property has plenty to offer.

ACCOMMODATION

On the ground floor, the entrance hall provides plenty of space for coat and shoe storage and leads into a beautifully presented, well-proportioned kitchen/breakfast room with central island. This stylish space features elegant cabinetry, quartz worktops, a ceramic butler-style sink with period fixtures, and integrated appliances including a dishwasher and washing machine, with space for an electric range cooker. There's also room for your own freestanding fridge freezer. The period-style Wren units are complemented by practical oak-effect LVT flooring, which continues seamlessly throughout the ground floor. A pretty feature fireplace creates a nice focal point to one side.

The formal dining room is another generously sized space, tastefully finished with a high-level dado rail and eye-catching William Morris wallpaper. It also holds the potential for reinstating an open fireplace (currently not in use) and features French doors with integral blinds that open onto the sheltered rear courtyard.

Beyond the kitchen, an additional reception room offers flexibility as a home office or a ground floor single bedroom, complete with a stylish adjoining shower room — providing the convenience of an extra set of downstairs facilities.

At the rear of the property, the spacious yet cosy sitting room has a further set of French doors. Again these have integral blinds and lead to the garden. To one corner a low-maintenance, recently installed gas real flame fire creates a warm and inviting atmosphere during the cooler months.

The characterful cottage staircase, accessed via a charming latch door in the dining room, leads to a lovely landing area with a built-in oak-topped seating nook. Upstairs, there are three well-sized bedrooms, each with its own unique charm. One double bedroom features a stylish accent wall and a built-in over-stairs wardrobe, while the larger rear-facing double boasts an impressive vaulted ceiling with exposed beams. A small access door opens into a handy storage space—perfect for use as a play area for younger family members. The vendors inform us that all first floor bedrooms can accommodate a king size bed comfortably.

The main bathroom has been tastefully refurbished with a heritage-style suite including freestanding bath, continuing the home's thoughtful blend of classic character and modern comfort.





OUTSIDE

The gardens are a delightful highlight of this property, perfect for families seeking space to play or those who enjoy outdoor activities. Extending behind the cottage, the garden is divided into several inviting areas, including a sheltered courtyard ideal for morning coffee, accessible directly from the dining room and complete with useful outdoor tap.

A paved patio wraps around the rear of the sitting room, allowing both reception rooms to open up to the outdoors during the warmer months. On one side, you'll find a strawberry patch and steps leading to a further paved BBQ and dining area, which adjoins a lawn.

Additional brick-edged steps guide you to the main lawn, bordered by freshly planted homegrown lavender and rejuvenated flowerbeds. The garden opens out at the top, creating a spacious area that backs onto open fields and offers



lovely views towards Burrow Hill.

A wide gravel area provides an ideal spot for a potential garden shed or greenhouse. Adjacent to this there's a generous outbuilding/workshop with UPVC doors and windows, as well as an adjoining garden store. While the outbuilding is not yet connected to mains power, a connection point has been installed at the rear of the property, ready for use by the new owner should they wish to do so.

At the end of the terrace is a driveway / parking area for two vehicles with a pedestrian right of access leading across the front of the adjoining cottage providing safe access on foot to the front door. There is also a handy storage shed for bikes etc.

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/////backdrop.teaspoons.bandwagon



SERVICES

Mains gas, electricity, water and drainage are connected.

According to Ofcom.org.uk there is Ultrafast broadband available, and mobile signal indoors could be limited or unavailable from some networks. You may prefer to use Wifi calling. However, mobile signal outdoors at this address is likely from all four major networks.

MATERIAL INFORMATION

Somerset Council Tax Band E

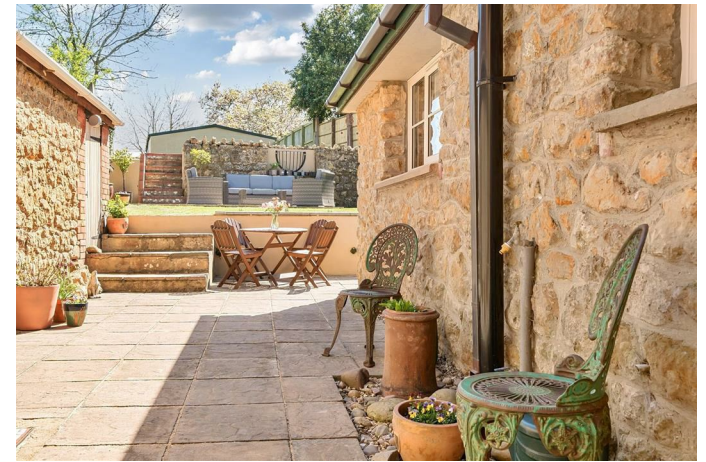
The property is located in a designated conservation area.

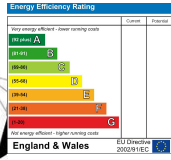
Please note, the property was formerly known as "The Writers Cottage" and some documents including the EPC are in the previous name.

Since the last EPC was carried out, all windows and doors have been replaced with modern double glazing in order to improve the home's efficiency.

Please note, the house and the parking area are on two separate title numbers at HM Land Registry. The office is happy to provide further details on request.

Please note that the Google Maps image was taken several years ago before some work was carried out at the property.





Puckington, Ilminster

Approximate Area = 1439 sq ft / 133.6 sq m

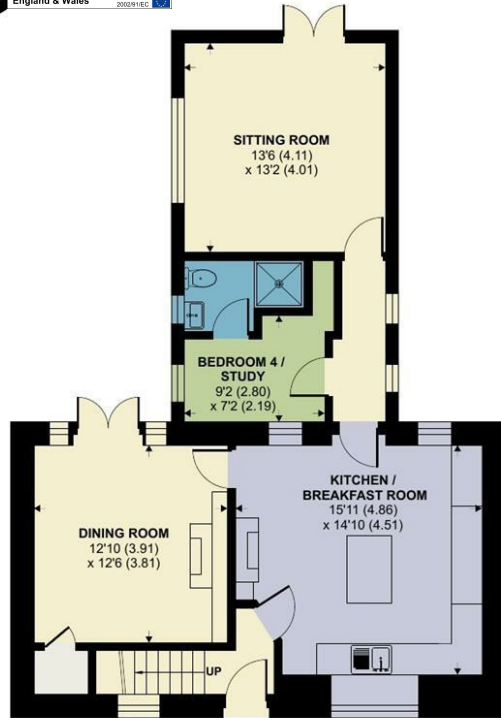
Limited Use Area(s) = 148 sq ft / 13.7 sq m

Outbuilding = 267 sq ft / 24.8 sq m

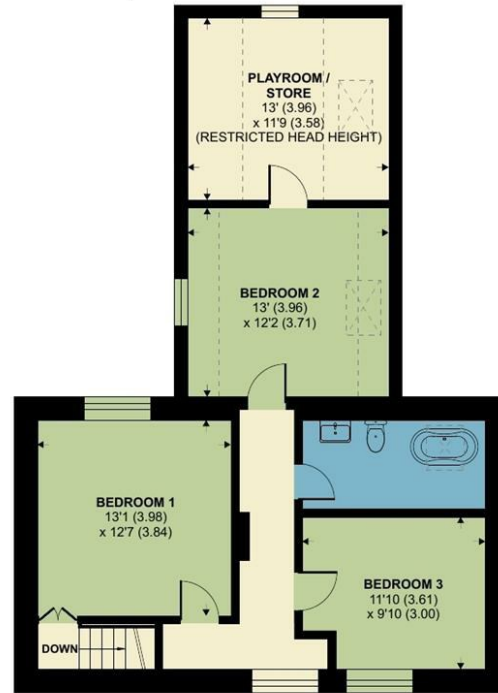
Total = 1854 sq ft / 172.1 sq m

For identification only - Not to scale

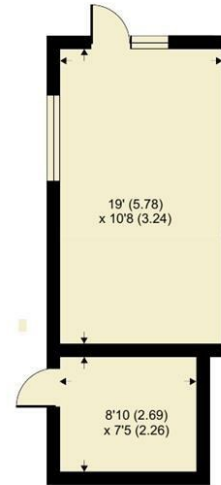
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 989519



ILM/AJW/130525



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