

Symonds
& Sampson

42 Herne Rise
Ilminster, Somerset

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Ilminster
Somerset TA19 0HJ

As well as stunning views as far as the eye can see, this super semi has a generous garden, countryside on your doorstep, loads of storage space and a super home office / studio making it the perfect home for all the family.



- Semi-detached house with far reaching views
 - Popular cul de sac close to countryside
 - 0.5 miles from the pretty town centre
 - Generous landscaped garden
 - Super home office / studio space
 - Driveway parking and ample storage

Guide Price £285,000

Freehold

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THE PROPERTY

Close to town and yet even closer to open countryside, this well presented family-size semi has a lot of added extras that you may not expect. Tucked away in a small cul de sac off Herne Rise, it's just a few short steps away from a local play park and countryside whilst all the town centre facilities and schools lie within approximately half a mile. The elevated position creates a really useful basement / cellar storage area under the house, whilst in addition the former garage has been converted to a useful home office / studio space perfect for hobbies. Combine this with a well-presented home, practical and sociable ground floor layout and a generous landscaped garden and this home really does tick all the boxes.

ACCOMMODATION

A welcoming entrance lobby leads into a bright, airy front sitting room featuring an attractive fireplace alcove (currently unused) and handy understairs storage. The modern timber door and pet-friendly wood-effect flooring create a visually warm yet practical finish. Glazed double doors connect the sitting room to the kitchen/dining area, allowing the space to be opened up or closed off as needed.

From the dining area, French doors open onto the top deck, offering spectacular views across the town and out to the countryside — an ideal setting for entertaining. The contemporary kitchen is fitted with sleek grey gloss units, integrated fridge/freezer, electric hob, and under-counter double oven, along with a practical pull-out larder unit. There is also space for a washing machine. Oak-effect worktops extend to form a breakfast bar for casual dining, with ample space remaining for a full dining table.

Upstairs, the landing leads to three bedrooms — two doubles and a single — each with built-in wardrobes or storage. The bathroom features a modern white suite with a Mira shower over the bath and a glass screen. The home benefits from gas central heating and double glazing throughout.

OUTSIDE

A driveway at the front of the property provides off-road parking, while a second

driveway to the side leads through double gates to the rear. An external door gives access to the basement storage area beneath the house. The former garage has been thoughtfully converted into a superb home office or studio, featuring double-glazed windows and doors, as well as power and lighting.

The upper deck includes a timber staircase that descends to the lower garden, creating additional usable space beneath the deck itself. Adjacent to this is a gravelled area with further decking, established shrubs, and an outdoor tap. Beyond lies a lawned garden with an additional decking area at the far end — perfect for relaxing or entertaining.

SITUATION

The house lies within a 0.5 mile walk of the attractive town centre, where local shops cluster around the historic market square and the 15th-century Minster church. As part of a designated conservation area, the town's distinctive charm and character are carefully preserved. As well as the the convenience of town, just a few yards away at the end of the small cul de sac there is access to countryside walks and West Crescent playpark, making it perfect for all the family.

A wide range of facilities can be found within easy walking distance, including an excellent butcher, delicatessen, cheese and dairy shop, homeware and antique stores, and a variety of gift shops. The town is also served by a central Tesco with generous free parking just a short stroll away, as well as a Co-op/Peacocks store nearby. Adjacent to Tesco are the local bowls and tennis clubs, while the town also offers a public library.

Cultural amenities include the Ilminster Arts Centre—complete with a café and vibrant programme of events—and a well-supported local theatre. Dining options are plentiful, with cafés, pub / restaurants, and takeaways throughout the town including the newly reopened pub, The George which is attracting a great following for food and drink.

For families, the recreation ground and sports clubs are a short walk away.

Ilminster also has a recently combined primary school for children aged 4–11, alongside several nurseries and pre-school options. There is also a superb range of private schools in the area for all age groups. Everyday services are also well catered for, with a number of hairdressers, beauty salons, a dental surgery, and a modern health centre on the southern edge of town housing two GP practices.

Regarded as one of South Somerset's prettiest market towns, Ilminster combines historic character with excellent transport links, benefitting from direct access to both the A303 and A358 which in turn lead to the M5 at Taunton and the beautiful Jurassic coast to the south.

DIRECTIONS

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SERVICES

Mains gas, water, electricity and drainage are connected.

Ultrafast broadband is available. There is mobile coverage in the area. Please refer to the Ofcom website for further information.

There are currently solar panels at the property but the vendor may not include these in the sale depending on onward plans. They may be available by negotiation. Please ask us for any further information you may require. The current EPC will be based on the inclusion of the solar panels and buyers are advised to look into this further should it be of importance to them.

MATERIAL INFORMATION

Somerset Council Tax Band C

There is a RING doorbell currently at the property and this may be recording at the time of any visit.

Please see note under Services regarding the solar panels and EPC rating.

As is quite common, the title register makes mention of restrictive covenants, please ask us if you would like to see a copy and take advice.



Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
Very energy efficient (A-G)		
Energy efficient (A-G)		
Decent (A-G)		
Needs improvement (A-G)		
Least energy efficient (A-G)		
England & Wales	65	74

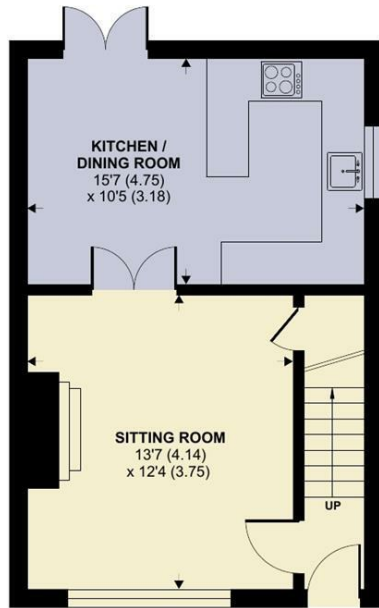
Herne Rise, Ilminster

Approximate Area = 764 sq ft / 71 sq m

Outbuildings = 334 sq ft / 31 sq m

Total = 1098 sq ft / 102 sq m

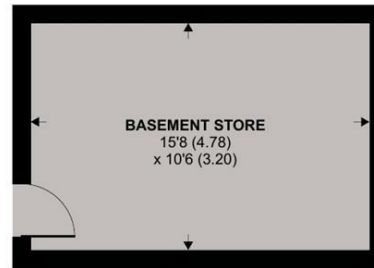
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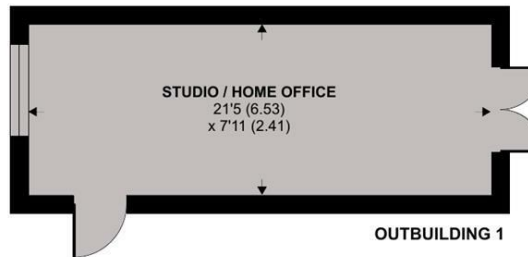
GROUND FLOOR



FIRST FLOOR



OUTBUILDING 2



OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2025. Produced for Symonds & Sampson. REF: 1373052



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