



Symonds
& Sampson

Orchard Cottage

Hurcott Green, Hurcott, Ilminster, Somerset

Orchard Cottage

3 Hurcott Green

Hurcott

Iminster

Somerset TA19 0JS

A stylish and characterful cottage with an adaptable and flexible layout, set in 2.16 acres (0.87 hectares) enjoying an elevated rural position with views, and its very own apple orchard.



- Extended, end of terrace period cottage
 - Set in 2.16 acres (0.87 hectares)
 - Stylish and flexible layout
- Bespoke kitchen and separate utility room
- Ground floor bedroom and shower room
- Superb garage and generous driveway parking
 - Solar PV panels

Guide Price **£575,000**

Freehold

Iminster Sales

01460 200790

ilminster@symondsandsampson.co.uk



THE PROPERTY

This charming and beautifully presented cottage offers distinctive, character-filled accommodation with spacious, sociable, and adaptable living areas — including the option for convenient ground-floor living if and when you might need it. Set in a peaceful rural location with lovely countryside views, it remains ideally situated just a short drive from excellent amenities and good road links.

ACCOMMODATION

A charming stable-style door opens into the hall, which features handy built-in storage for coats. For added convenience, a separate utility room lies to one side, fitted with oak worktops, a butler-style ceramic sink, and ample open shelving, along with space for a washing machine. It also houses the oil-fired combination boiler and a water softener.

From the hall, you step into a stunning open-plan kitchen, dining, and family area with a vaulted ceiling and dual-aspect windows framing views of the gardens to the south and east. French doors open directly to the garden, filling the room with natural light. The layout offers flexibility for furniture arrangements, while the bespoke traditional kitchen boasts granite worktops and space for an LPG range cooker. This inviting space flows seamlessly into a cosy sitting room, complete with a feature fireplace and wood-burning stove.

Also on the ground floor, a spacious double bedroom features French doors opening onto the rear garden and sits beside a stylish shower room—ideal for guests, multigenerational living, or those wishing to future-proof their home.

Upstairs, two further double bedrooms offer delightful views, with the rear bedroom enjoying sweeping vistas across the orchard and surrounding countryside. These are served by an attractive bathroom fitted with a white suite, including a double-ended bath, washbasin, and VWC, finished with classic white metro tiles and a chrome towel radiator.





OUTSIDE

The property sits within generous grounds including lawned garden, mature trees and a substantial well stocked orchard. The property is approached over its own vehicular access (over which the neighbour has a right of way over the initial section to reach their own parking spaces) and then on through timber gates to the private and generous private driveway providing ample parking and turning space as well as access to the garage. This is a substantial block-built garage, clad in timber with a sectional door to the front, with power and light connected and double glazed windows. A pedestrian door from the garage opens onto the private and sheltered courtyard style garden at the rear of the cottage, with traditional estate fencing separating this from the

driveway and more formal garden borders which lie on the east side of the cottage. From here, gates open into the well-stocked orchard which is predominantly cider apples but also contains cooking and dessert varieties. From the orchard, timber doors open into the useful store adjoining the garage, perfect for equipment storage. This lies adjacent to a log store which is also accessible from the courtyard.

SITUATION

Hurcott is a small hamlet located to the south of the village of Shepton Beauchamp, and within a short drive of the pretty market town of Ilminster. Shepton Beauchamp is a good size village of just over 300 properties with a good sense of community and some

lovely local facilities including village café with small shop, popular village pub, parish church, and lovely small primary school. There is also a recreation ground. To the southeast, the nearby village of Seavington also has a good recreation ground with play area, village hall and community run shop and café, as well as a village pub. Ilminster lies approximately 4 miles to the south-west with its super range of facilities independent shops, supermarket and health centre. The property lies within easy reach of good road links via the A303.

DIRECTIONS

What3words/////trainer.adopters.sculpting



SERVICES

Mains electricity, shared private water supply via borehole, shared private drainage via Domestic Sewage Treatment Plant. Oil fired central heating, LPG gas bottles for range cooker.

The property has its own solar PV panels, which are freestanding and located within the orchard.

Costs for the maintenance and use / supply of both the private water supply and private drainage system are shared between the three cottages. Please ask the office for further details on how the costs are divided.

A burglar alarm is installed and active at the property.

Standard broadband is available. Those requiring faster speeds often choose to look at Starlink as a good alternative in rural areas. However, we understand that Fibre broadband has recently been installed by Wessex Internet, and is now located within the garden ready for a new owner to connect into should they wish to do so.

There is mobile coverage in the area. Please refer to Ofcom's website for further details.

MATERIAL INFORMATION

Somerset Council Tax Band F

Please note, the EPC was carried out in 2019 and it appears that the current roof insulation was not taken into account. However, a recent inspection by a qualified DEA has confirmed that there is roof insulation present and this would improve the efficiency of the property.

Please note, the plan provided is for illustration purposes only. The north western boundary of the orchard does run in line with the garden boundary of Number 2. The office is happy to provide a copy of the HMLR title plan on request.

Approximate Area = 1189 sq ft / 110.4 sq m
Garage = 356 sq ft / 33 sq m
Outbuilding = 79 sq ft / 7.3 sq m
Total = 1624 sq ft / 150.7 sq m
For identification only - Not to scale



RICS
Regulated by RICS

www.
the
londonoffice.co.uk

40 ST JAMES'S PLACE SW1

ilminster@symondsandsampson.co.uk
Symonds & Sampson LLP
21, East Street,
Ilminster, Somerset TA19 0AN



Symonds
& Sampson

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 or 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