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& Sampson

The Old Rectory

Cricket Lane, Cricket Malherbie, Ilminster, Somerset

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Cricket Lane
Cricket Malherbie
Ilminster
Somerset TA19 0PW

Like the backdrop of a fairytale, this magical former rectory dates back to the 18th century and is set in 1.29 acres of private and mature grounds including a range of useful outbuildings and a two bedroom self contained annexe.



- Stunning Grade II listed period home in idyllic location
 - Main house with 5 en suite bedrooms
- Additional 2 bedroom ground floor annexe
 - Range of useful outbuildings
- Set in 1.29 acres (0.52 hectares)

Guide Price **£1,600,000**

Freehold

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THE PROPERTY

This charming home strikes a perfect balance between style and practicality, offering generous space while maintaining a warm, welcoming feel. Thoughtfully updated throughout, it still retains much of its original character. The addition of the garden/breakfast room has enhanced the ground floor layout, creating a seamless flow, while practical features such as the boot room and a beautifully appointed kitchen cater to modern family life. With five en suite bedrooms and a self-contained ground floor annexe—easily integrated into the main house—this property is ideal for multi-generational living or generating additional income.

ACCOMMODATION

From the moment you step inside, the home's charming character is immediately evident. The entrance hall features flagstone flooring and warm wood panelling, setting the tone for what lies ahead. A traditional drawing room awaits, complete with French windows that frame views of the garden and an inviting open stone fireplace beneath a chamfered cross-beam ceiling. Opposite, a spacious formal dining room also boasts French doors that open onto the rear patio—ideal for entertaining.

At the rear of the hall, a beautiful garden room has been added, doubling as a bright and airy breakfast room for more casual dining. Flowing naturally onto the patio, it provides a fantastic space for social gatherings and connects seamlessly with the elegant kitchen. The kitchen is fitted with bespoke period-style cabinetry, granite worktops, and a ceramic double butler sink. A recessed area accommodates a Lacanche LPG gas range cooker, with space for a dishwasher nearby. A freestanding island adds both storage and seating for casual meals.

Adjacent to the kitchen is a well-equipped boot room, featuring floor-to-ceiling fitted storage, plumbing for a washing machine, and housing the hot water system. A door from here leads out through a charming thatched porch to the herb garden, while an internal door provides access to the self-contained ground floor annexe.

Upstairs, the home continues to impress with five en suite bedrooms, offering comfort and privacy for both family and guests. At the front of the house, two stunning double rooms are distinguished by the striking gothic arched windows—one of the home's signature features. Three additional en suite bedrooms overlook the garden to the east, enjoying peaceful morning light and tranquil views.

For added practicality, the first floor includes a spacious built-in linen cupboard and a large walk-in storage room. There's also the option to reinstate a secondary staircase—currently out of use—which would directly connect the first floor to the ground floor annexe, making it especially convenient for those with dependent family members.



ANNEXE

The self-contained ground floor annexe, while forming part of the main house, has its own private entrance, offering exceptional flexibility. It's ideal for extended family living or as a potential income-generating holiday let, as it has been successfully used in the past. Stylishly finished throughout, the annexe features a generous L-shaped kitchen/living area and two en suite bedrooms. Located on the south side of the main house, it also benefits from separate vehicle access via Cricket Lane, with ample off-road parking—providing convenience for guests or family members without needing to use the main house driveway.





OUTSIDE

A true haven for garden lovers, the stunning grounds wrap around the property, creating a sense of peace, seclusion, and connection with nature. Bordering open countryside, the gardens benefit from breathtaking, far-reaching pastoral views. In total, the grounds extend to approximately 1.29 acres (0.52 hectares), and include a sweeping gravel driveway, ample parking, and a collection of charming historic outbuildings. These include a double car port/barn, a workshop, and a traditional Nissen-style hut offering generous garden storage.

One particularly captivating feature is the former village hall, now privately owned by this property and nestled within the grounds. This unique space offers endless possibilities—from hosting gatherings and celebrations to serving as a studio or creative workspace.

To the east of the house lies a larger expanse of lawn, once a kitchen garden, which could easily be reinstated. This area, like much of the garden, enjoys spectacular countryside views and offers a variety of quiet spots to sit and take in the surroundings. The garden is dotted with mature trees, including native oaks, sycamores, Cedar of Lebanon, ornamental Acer and Tulip tree, as well as productive trees such as apple, fig, cherry, walnut and quince.

Just outside the kitchen window is a charming herb parterre and seating area—perfect for cooks who want easy access to fresh herbs. At the front, manicured lawns slope gently down to the private driveway entrance, creating a striking approach to the home.

On the west side, a more intimate garden space is ideal for alfresco lunches or evening entertaining. A generous paved patio leads to a lawn bordered by lush herbaceous planting. Designed to be enjoyed year-round, the garden offers seasonal interest, structure, and beauty every day of the year.

SITUATION

A magical and picturesque setting surrounded by open countryside, the original estate from which the hamlet takes its name dates back to the Domesday Book as the Manor of Cricket Malherbie, with the nearby Cricket Court developing over the centuries from Plantagenet castle to a Regency gem. It is situated in quintessentially rural surroundings near the pretty and thriving market town of Ilminster in South Somerset. Close to open countryside it lies in an area known for its natural beauty, walking, country sports and local produce.

Just 15 miles from the South Coast, the amenities and water sports of Lyme Regis and the Jurassic coastline are within easy driving distance whilst excellent road links via the A30, A303 and A358 / M5 all lie within 5-10 minutes' drive. Local services and shopping are best found in Ilminster about 2 miles away and the area is spoilt for choice when it comes to high-quality food & drink, from beautiful well-respected pubs, restaurants and farm shops.



DIRECTIONS

What3words/////lushly.graphic.transmitted

Proceed through Cricket Malherbie heading south and before you leave the village the entrance to the private driveway can be found on the left.

SERVICES

Mains electricity. LPG gas central heating stored via underground tank. Private water supply via borehole tested periodically, and additional private well for watering garden etc.

Private drainage via domestic sewage treatment plant recently installed Summer 2025.

Standard broadband is currently available. The current vendors use Starlink as a good alternative. The vendors report that mobile signal is good. Ofcom.org.uk

also states there is mobile coverage in the area and buyers can use their mobile checker to ascertain coverage of different networks.

MATERIAL INFORMATION

Somerset Council Tax Band G

The property is Grade II listed and is located in a designated conservation area.



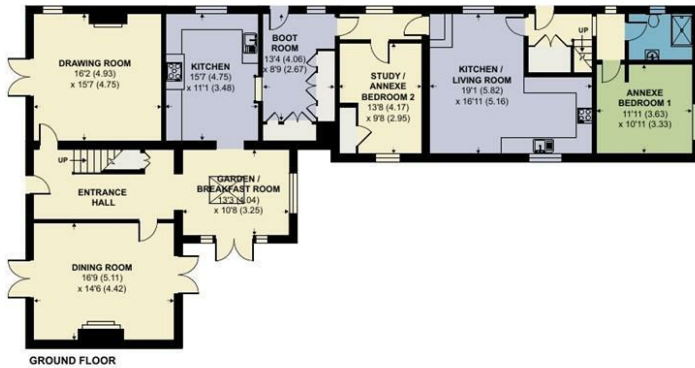
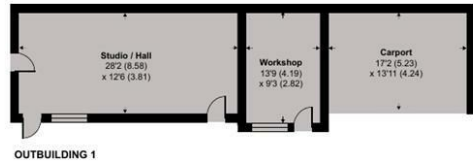
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Approximate Area = 3653 sq ft / 339.3 sq m

Outbuildings = 1297 sq ft / 120.4 sq m

Total = 4950 sq ft / 459.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1297088



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This is an aerial photograph of a large, historic estate. The central feature is a large house with a prominent thatched roof, surrounded by a gravel driveway and a well-manicured lawn. To the left of the house is a smaller building with a tiled roof. The estate is bordered by a large, open field on the left and a dense forest of trees on the right. A winding path leads through the gardens, which are filled with various trees, shrubs, and flower beds. A large, circular lawn area is visible in the upper right. The overall scene is one of a well-maintained, rural property.