



£550,000

Guide Price

At a glance...



4



3



2

EPC

E

COUNCIL
TAX

C

**holland
& odam**

4 Church Street
Ilchester
Yeovil
Somerset
BA22 8LW

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From Somerton take B3151 and follow to the staggered crossroad. Continue straight over onto Edmunds Hill towards Ilchester. At the roundabout, continue straight on and at the next roundabout take the second exit. Follow the road through Ilchester centre and the property can be found on your right hand side, shortly after the Church on your left. Continue past the property and take the first turning right into Almshouse Lane and first gate opening on your right into the parking area.

Services

Mains electricity, water and drainage are connected.
Night storage heating.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Ilchester is a historic Somerset village, once a Roman town, and today a thriving community that combines character with excellent day-to-day amenities. Within the village there are a selection of local shops, three pubs, a hotel and restaurant, a well-regarded primary school, church, doctors' surgery, post office and a range of community facilities. The River Yeo runs through the village, and there are plenty of countryside walks nearby.

Insight

A rare opportunity to acquire a locally historic, versatile mixed-use property in the heart of Ilchester, offering multiple dwellings requiring full renovation, generous parking, and exciting development potential.

Situated on Church Street, with vehicular access from Almshouse Lane, this unique property comprises a former shop frontage, a generous three bedroom cottage, a one bedroom split-level apartment, an outbuilding, garage/workshop dwellings and a parking area.

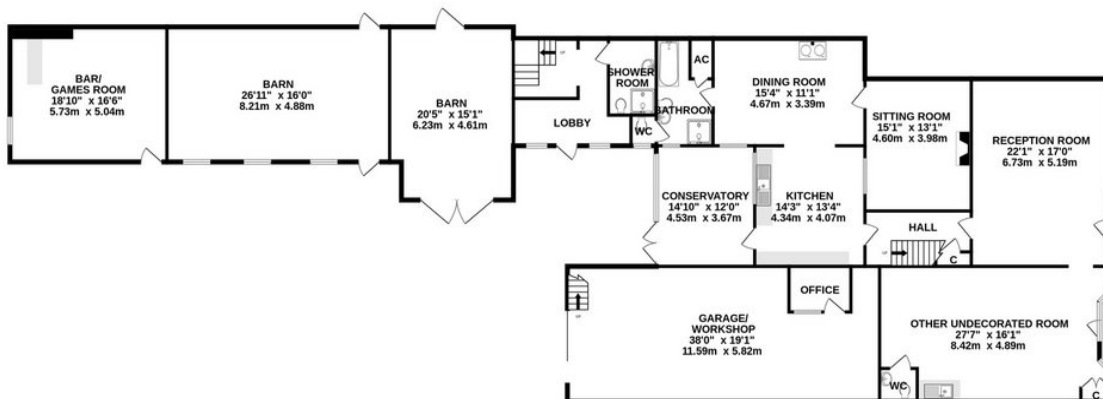
In addition, full planning permission has been granted to convert the existing outbuilding into a two-bedroom attached bungalow with a large garden and garage, offering an excellent investment or multi-generational living opportunity.

Planning Ref: 00/01713/CON

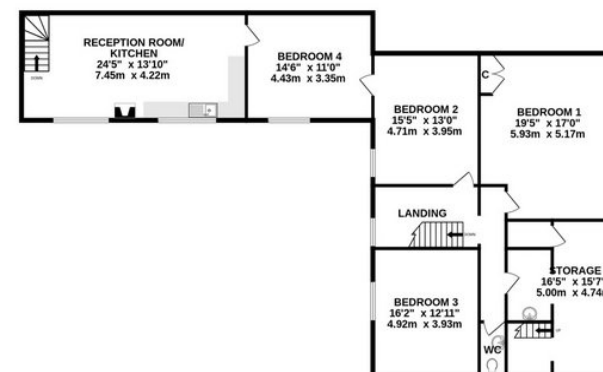
- Former shop front with potential for a variety of uses (STPP)
- Planning permission approved for a two-bedroom attached bungalow with large garden and garage - **Planning Ref: 00/01713/CON**
- Three-bedroom cottage full of character and charm
- Self-contained one-bedroom split-level apartment
- Outbuilding with development potential
- Three separate garage dwellings and private parking area
- Planning permission approved for a two-bedroom attached bungalow with large garden, garage & parking
- Convenient location on Church Street with vehicular access from Almshouse Lane



GROUND FLOOR
3619 sq.ft. (336.3 sq.m.) approx.



1ST FLOOR
1675 sq.ft. (155.6 sq.m.) approx.



TOTAL FLOOR AREA : 5294 sq.ft. (491.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.