



# Eaves

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## Lower Lawn Barn

Lower Chillington, Ilminster TA19 0PU

OFFERS OVER £700,000

A delightful barn conversion, hidden away in the hamlet of Lower Chillington, surrounded by unspoilt countryside as far as the eye can see. The house sits in the most peaceful setting but has easy access to all the amenities you could want.

TENURE — FREEHOLD



# Overview

Lower Lawn Barn was converted in 2012 and has been owned by our clients ever since. Now available with no chain the house offers an entrance hall, kitchen/dining room, utility and plant room, sitting room, cloakroom, a downstairs bedroom, 3 further bedrooms, 2 bathrooms, garage, carport and pretty gardens that slope down to a small orchard with open fields beyond.

## Key Features

- UNLISTED BARN CONVERSION
- PICTURESQUE VILLAGE LOCATION
- KITCHEN/DINING ROOM
- SITTING ROOM
- UTILITY AND CLOAKROOM
- A DOWNSTAIRS BEDROOM
- 3 FURTHER BEDROOMS
- 2 BATHROOMS
- GARAGE AND CARPORT
- AMPLE PARKING
- PRETTY GARDENS AND ORCHARD





## Immediate Area

Lower Chillington is a small hamlet with a scattering of houses and the most beautiful 13th century church. The market town of Ilminster is about 4 miles to the north with a range of independent shops, pubs, a Tesco supermarket and doctors' surgery. Crewkerne (5 miles) has a Waitrose supermarket and a mainline train service into London Waterloo.

The larger towns of Yeovil (14.5 miles) and Taunton (16.5 miles) offer a wider range of facilities. Cricket St Thomas golf club is just 2 miles away at the top of the hill and offers an 18 hole course, driving range, adults only gym and a restaurant. The world Heritage Jurassic Coast is about 15 miles away with wonderful beaches and coastal walks. The A303 and M5 are also within easy reach.



## The House

Originally a barn belonging to nearby Ludney Farm, it was cleverly converted in 2012 into what it is today. The house is built of honey coloured hamstone and brick with slate and tiled roofs and approached via a tarmac and gravel driveway leading from the lane.

**EPC — C**



# Interior

A timber porch takes you through the front door into the spacious entrance hall with double doors leading to the side garden at the end. Immediately on the left is the useful cloakroom. To the right you come into the kitchen/dining room. The high ceilings with skylights give the space a light and airy feel. Double doors and a window look out to the garden. The kitchen is part fitted, with plenty of room for freestanding furniture and has exposed beams and solid wooden worktops.



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LOWER LAWN BARN, ILMINSTER







There is space for a decent sized dining table down the length of the room but you could also have a dining space to one end of the sitting room if preferred. To the far end of the kitchen is the separate utility room that has a sink and plumbing for white goods. The plant room is to one side with the boiler and hot water tank.

Across the hall is the sitting room with exposed beams and three sets of double doors with stunning views over the garden and the spectacular countryside beyond. To the far corner there is a wood burning stove. Stairs lead up from the sitting room to the landing above. Currently there is a double bedroom, off the sitting room, that would also make a great study or playroom.

Upstairs you will find the main bedroom with ensuite, 2 further bedrooms and the family bathroom.



## Outside

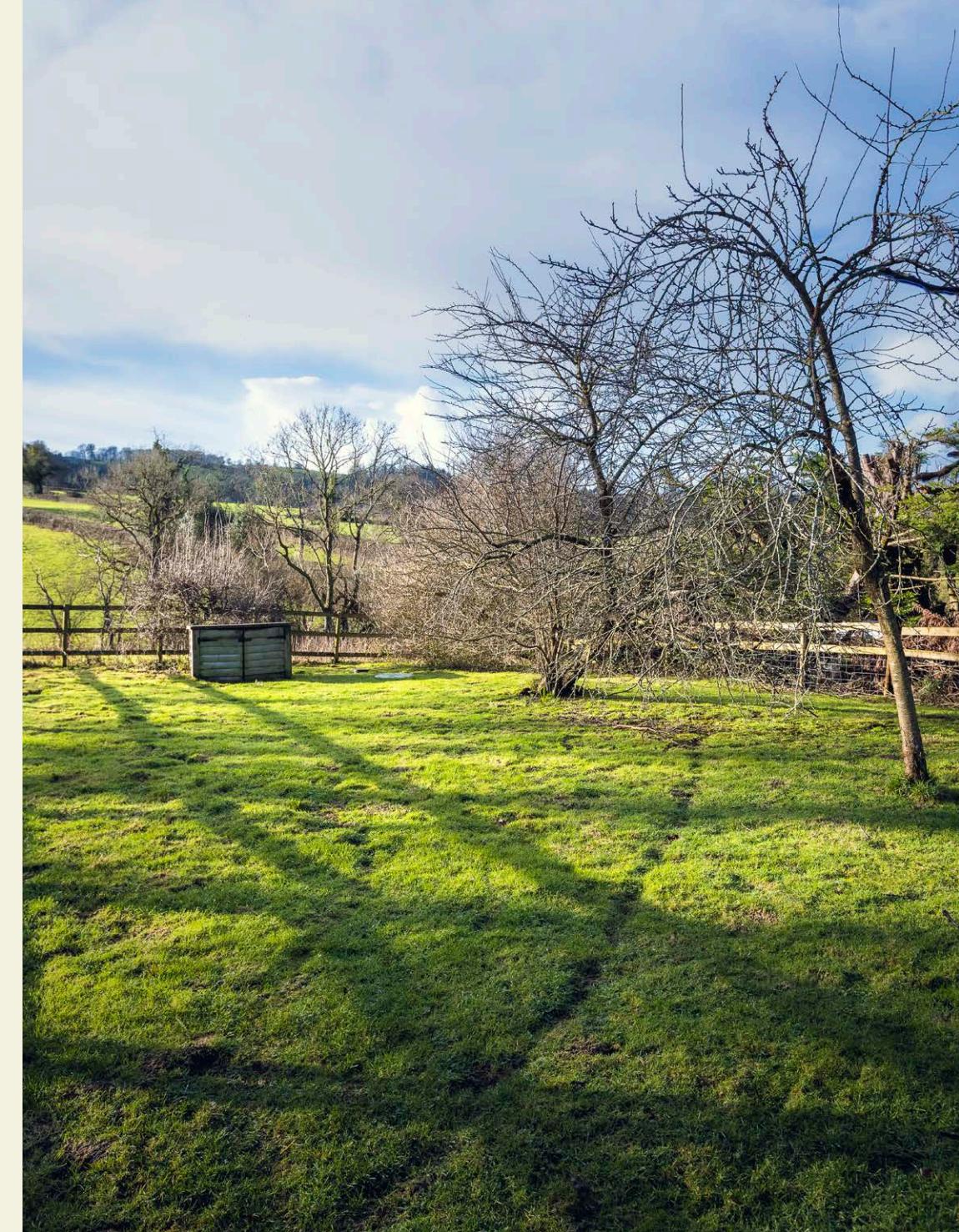
The house is approached via a quiet lane onto a gravel driveway that leads to the garage, carport and parking. There is a lawned area in front of the garage where our clients have planted a number of fruit trees.

To the other side of the house is a pretty courtyard garden but the main terrace and lawn lead out from the sitting room. The paved terrace is a lovely place to sit and watch the local wildlife. It has a pergola and stretches the full length of the sitting room and downstairs bedroom. The terrace leads to the main lawned garden, part walled, with the orchard beyond



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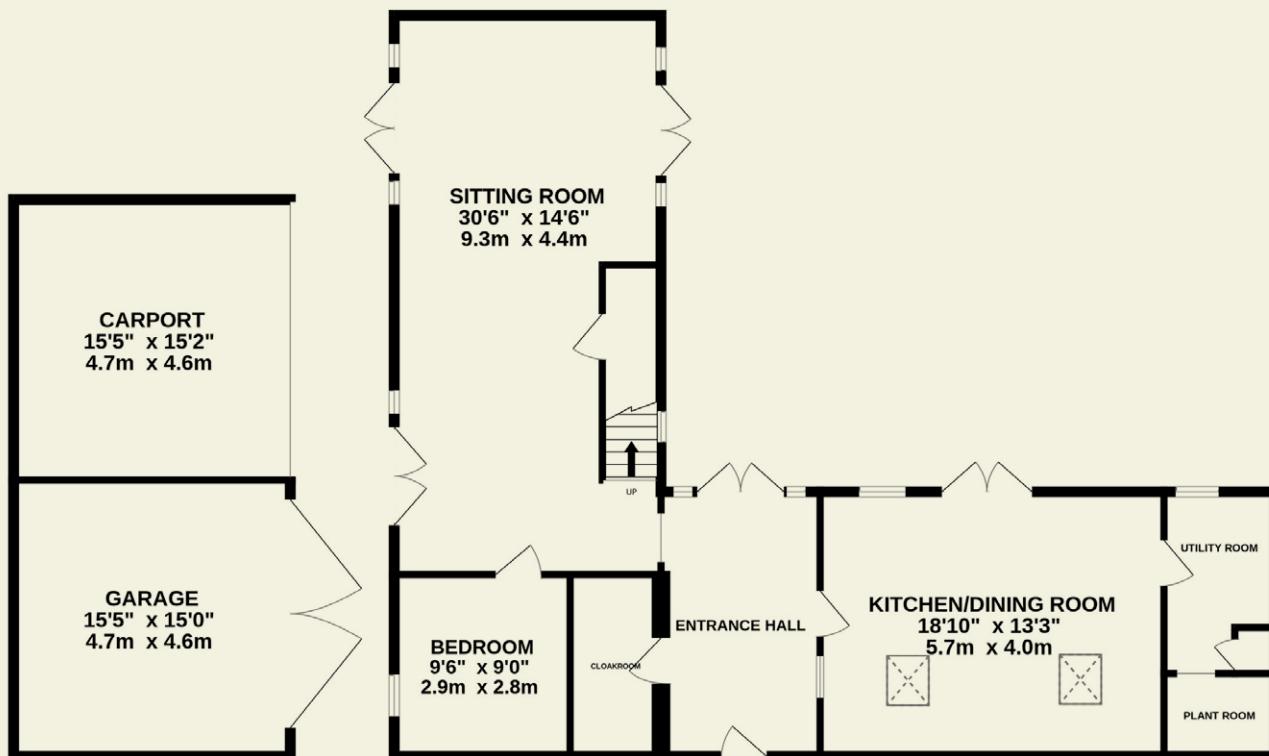
LOWER LAWN BARN, ILMINSTER





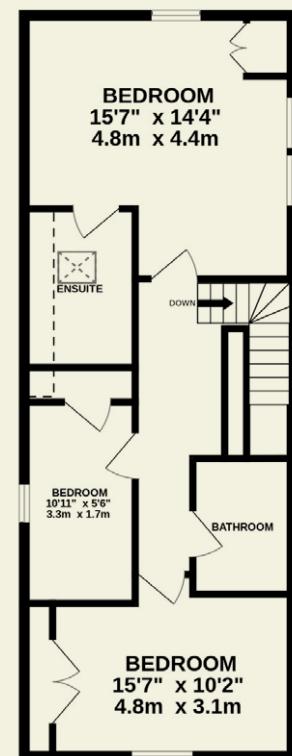
### GROUND FLOOR

1534 SQ. FT. / 142.5 SQ.M. APPROX



### 1ST FLOOR

590 SQ. FT. / 54.8 SQ.M. APPROX

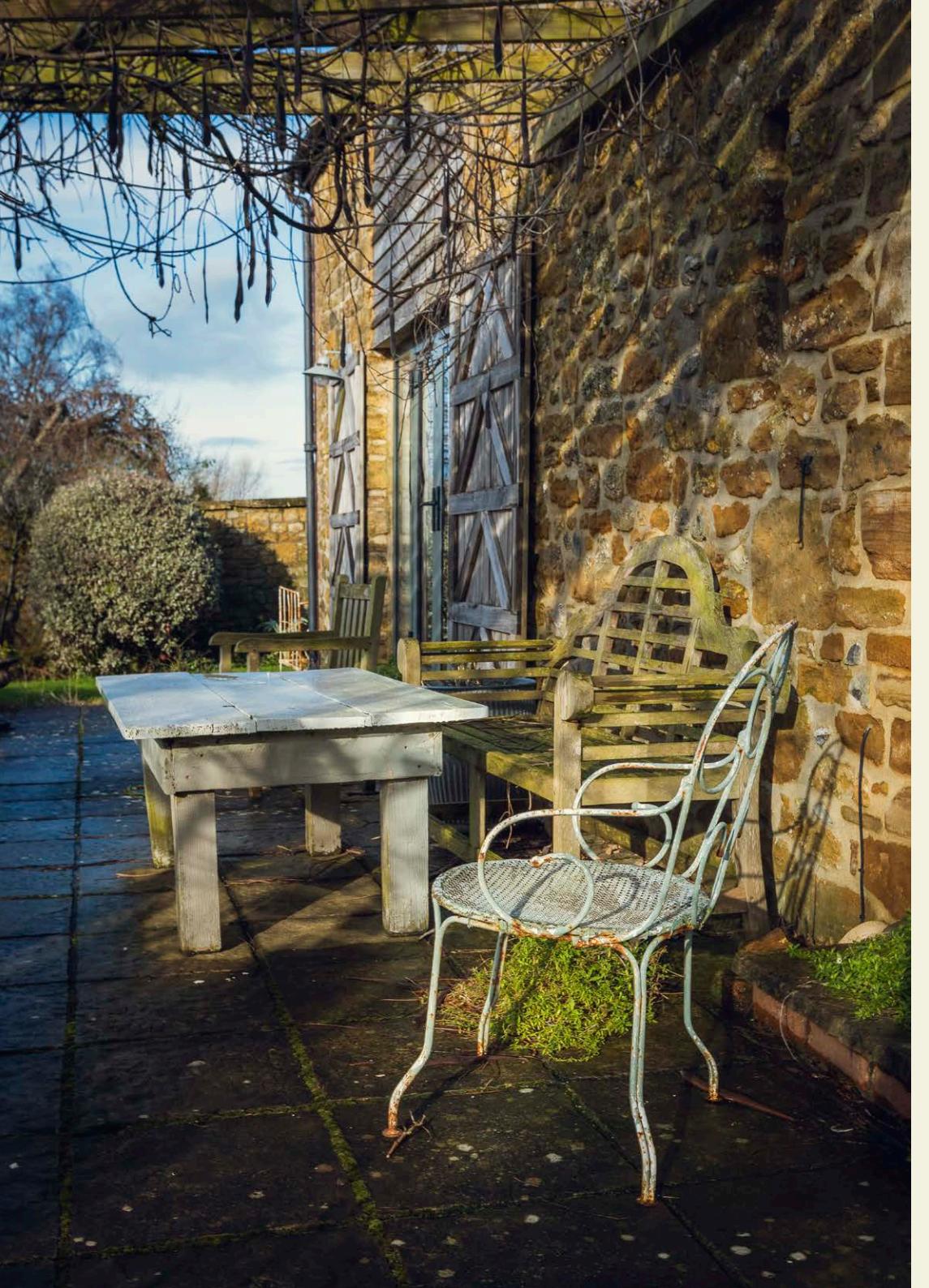


### TOTAL FLOOR AREA

1876 SQ. FT. / 174.3 SQ.M. APPROX

## Floorplans





## Directions

Head east out of Ilminster passing Townsend. Continue on this road for about 3 miles passing through Kingstone. Take the right hand turn onto Ludney Lane and continue for about 1.5 miles, entering Lower Chillington.

Carry on passing the triangle on your right and the Church on your left and the entrance to Lower Lawn Barn can then be found on the right hand side.

**WHAT3WORDS /// GRAVY.RANGES.WORMS**

## Services

Mains electricity, private water and drainage, oil fired central heating.

## Local Authority

Somerset Council -Band E

# Eaves

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## Contact Us

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SATURDAY:

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SUNDAY:

BY APPOINTMENT

Viewings strictly  
by appointment only.

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