



Connells

Station Road  
Ilminster



## Property Description

Quintessentially Georgian this handsome detached triple fronted period property has an impressive, elevated position on a substantial plot of just under half an acre, standing majestically within the historic market town of Ilminster with superb transport links including the A303, M5 motorway and main-line rail link to exciting London via the neighbouring county town of Taunton. The property itself enjoys a wonderful blend of light, enchanting and truly flexible living spaces with superb proportions ideal for multi-generational living, all imbued with defining period features you would expect from this era. This grade II listed property simply must be seen to be fully appreciated.

## Front Door

Leading to...

## Entrance Hall

An exceptional light and airy entrance reception with an imposing yet welcoming feel incorporating beautifully ornate finishing touches, including a stunning feature stair case and ornate tiled floor. Radiator.

## Drawing Room

23' 11" x 18' 10" ( 7.29m x 5.74m )

This lavish space enjoying a light and ambient feel has the benefit of a wonderful feature fireplace, picture rail, ornate coving and ceiling rose. Twin aspect windows and double doors to outside are accentuated by shutters.

Radiators.

## Dining Room

20' x 13' 9" ( 6.10m x 4.19m )

An elegant room with much to admire. Front aspect window with bespoke shutters. Radiator. Feature fireplace. Integrated period dresser, picture rail, ornate coving and ceiling rose.

## Kitchen / Breakfast Room

21' 8" x 15' 6" ( 6.60m x 4.72m )

An impressive family space with sash window to front including bespoke shutters. Double glazed window and door to side. Radiator. Decorative coving. The kitchen itself is equipped with a bespoke range of wall and base units including an integrated dresser, one and half bowl sink and drainer with mixer tap, recess and plumbing for a dishwasher. Additional recess with gas and electric points for a range style cooker. A large alcove comprises a useful shelving unit and wall mounted combination boiler plus ample space for an 'American style' fridge/freezer.

## Library

17' 11" x 7' 4" ( 5.46m x 2.24m )

Double glazed window to side and double glazed door providing access to outside. Radiator. Attic hatch.

## Cloak Room

Suite comprising low level WC, wash hand basin, double glazed rear aspect window and radiator.

## First Floor Landing

A beautiful galleried landing with a stunning ceiling rose and a feature arched sash window with rear aspect. Radiator.

## Main Bedroom

19' 7" max x 15' 5" max ( 5.97m max x 4.70m max )

Front aspect sash window. Measurements include a variety of built-in cupboards and wardrobes. Radiator.

## Bedroom Two

18' 9" plus recess x 12' 1" ( 5.71m plus recess x 3.68m )

Double glazed front aspect window. Radiator. Feature fireplace.

## Bedroom Three

13' 7" x 12' ( 4.14m x 3.66m )

Double glazed side aspect sash window. Bespoke shutters. Radiator.

## En Suite Shower Room

Suite comprising low level WC, wash hand basin, twin shower cubicle, extractor fan and inset lights

## Bedroom Four

13' 8" plus wardrobe x 11' 3" ( 4.17m plus wardrobe x 3.43m )

Front aspect sash window. Bespoke shutters. Radiator. Wardrobe.

## Bedroom Five

17' 2" x 8' 1" max ( 5.23m x 2.46m max )

Double glazed rear aspect window. Radiator.

## Bedroom Six

12' x 9' 10" ( 3.66m x 3.00m )

Double doors opening to outside. Radiator.

## En Suite Shower Room

Suite comprising low level WC, wash hand basin, shower cubicle with integral shower, inset lights and extractor fan.

## Bedroom Seven

11' 3" x 9' 3" ( 3.43m x 2.82m )

Double glazed arched feature window to front. Radiator.

## Family Bathroom

Suite comprising low level WC, wash hand basin and bath, Sash window to rear. Built-in cupboard. Radiator.

## Shower Room

Suite comprising low level WC, wash hand basin, twin shower cubicle with integral shower. Sash window to rear, heated towel rail. Inset lights.

## Outside

Structured over two main tiers and commanding an impressive elevated position there are generous areas laid to patio and lawn and a myriad of established plants, shrubs, bushes and trees. In addition the garden has a large stone built storage area. Access to the rear is provided onto the driveway which provides hardstanding for two









**Ground Floor**



**First Floor**

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**directions to this property:**

From Taunton proceed along the A358 towards Yeovil and at the main Ilminster roundabout continue into the town centre itself passing a garage on the right hand side and onto Station Road where the property will be located on the left hand side.

**EPC Rating: Exempt**

Tenure: Freehold



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