



Connells

Haselwell House 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.

Cloakroom

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)

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 cars. In addition there is a garage with up and over door.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: Council Tax
 Exempt Band: G

Tenure: Freehold

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