



Thatchdown Cottage





# Thatchdown Cottage

Barrington, Ilminster, TA19 0JN

Taunton 14 miles. M5 (J25) 12 miles. Ilminster 4 miles.

A quintessential Grade II Listed thatched cottage in highly sought-after village with beautiful original character features set with a substantial rear garden

- Sought after village
- Fantastic network of local footpaths
- Dining hall
- 3 Bedrooms
- Freehold
- Walking distance of village pub
- Kitchen
- Sitting room
- Spacious garden
- Council tax band: D

Guide Price £450,000

## SITUATION

Barrington is a highly sought-after conservation village, famous for Barrington Court, a National Trust property. The local amenities include a parish church and a popular village pub, the Barrington Boar. The village is surrounded by open countryside, offering many footpaths with excellent walks.

The nearby town of Ilminster provides excellent day-to-day shopping facilities, whilst Taunton offers a wide range of shopping, recreational, and leisure facilities, including the renowned Somerset County Cricket Ground and Taunton Racecourse, along with a number of well-respected schools in both the state and private sectors. The A303 can be joined at Ilminster and at the Podimore Roundabout to the north, while the M5 motorway at Junction 25 in Taunton provides fast and easy access to Exeter and Bristol. Taunton also has a main line station with fast trains to London Paddington.

## DESCRIPTION

Thatchdown Cottage is a charming Grade II listed period property, built with colour-washed, part-rendered elevations under a pitched thatched roof, and featuring a modern rear extension. Steeped in history, the property is believed to date back to the 10th century. It boasts plenty of character and charm, including two superb fireplaces, floorboards, muntin board panelling, exposed ceiling beams, window seats, doors, and attractive leaded windows.





Outside, there is a large, mature rear garden with useful outbuildings. The former garage is currently used as a games room.

### ACCOMMODATION

Approached under the attractive canopied thatched porch with steps leading to a part-glazed stable-style door, Thatchdown Cottage exudes charm and character. The dining hall features ceiling beams, a window seat, a front aspect window with secondary glazing and an impressive inglenook fireplace with a large fitted wood-burning stove, a timber lintel, a tiled hearth, and exposed stone. A door from here opens to the sitting room, which includes four windows with window seats, a muntin panelled wall, a store cupboard, stairs to the first floor with storage underneath, and another attractive inglenook fireplace with an exposed beam and tiled hearth used as an open fire.

From the dining room, a door also opens to the rear porch, which has a stable-style door leading to the garden, a skylight, and doors to the kitchen and cloakroom with space and plumbing for laundry appliances. The beautifully appointed kitchen comprises a range of wall and floor-fitted units, space for a range-style cooker with an extractor over, and integrated appliances, along with a rear window offering views up towards the garden.

On the first floor, the landing has exposed timbers and doors opening to the bedrooms and bathroom. The principal bedroom is accessed through the third bedroom, which is currently used as a study area with storage. The principal bedroom is a good size and has a double aspect, while the second bedroom also has a double aspect with two double wardrobes. The bathroom is fitted with a white suite comprising a low-level WC, a pedestal wash hand basin, and a roll-top freestanding bath.

### OUTSIDE

The mature gardens lie to the rear of the property and have been well maintained. Predominantly laid to lawn, they feature a number of well-stocked beds, including a rose bed and a lower paved seating area. At the far end of the garden is a raised decking area, providing an attractive level seating space with delightful views over the village and surrounding countryside.

From the bottom area of the garden, there is access to the former garage, which has been converted into a games room/study. Additionally, there is a useful garden shed, a store, and another shed that has recently been used as a study.

### SERVICES

Mains electricity, drainage and water. Electric heaters.

### DIRECTIONS

Upon entering Barrington, proceed past the Barrington Boar. The property can be found a short distance further on the right-hand side.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 55                      | 64        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

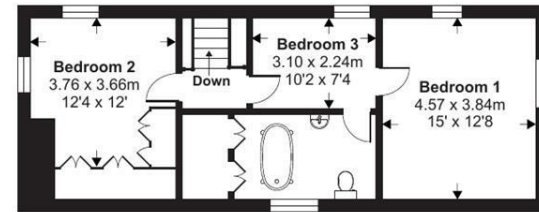
5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk

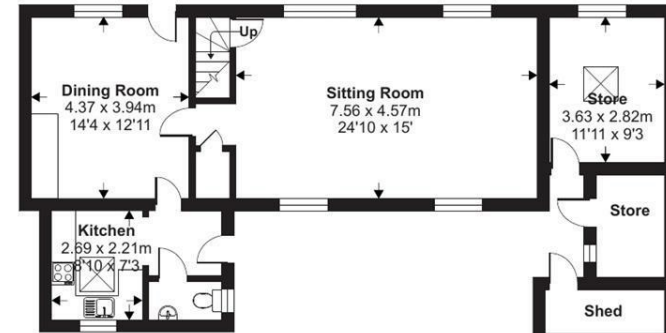
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Approximate Area = 1516 sq ft / 140.8 sq m  
 Outbuilding(s) = 202 sq ft / 18.8 sq m  
 Total = 1718 sq ft / 159.6 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Stags. REF: 1123921



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