



Hilltop House



Hilltop House Pound

Broadway, Ilminster, TA19 9QZ

Ilminster 3 Miles – Taunton 7 Miles

A substantial detached house offering flexible, spacious accommodation together with an attached barn all set in a convenient edge of village location with lovely gardens and extensive outbuildings.

- 5 Bedroom House
- Potential Separate Annexe
- Adjoining Barn
- Lovely views
- Council Tax Band F
- Garage and Parking
- Gardens and Grounds 0.80 Acre
- Outbuildings
- Versatile accommodation
- Freehold

Guide Price £850,000

SITUATION & AMENITIES

Hilltop is located on the western outskirts of the village of Broadway which is nestled at the foot of the Blackdown Hills a designated Area of Outstanding Natural Beauty providing miles of footpaths and bridleways. Hilltop also provides easy access to the neighbouring village of Horton. Amenities include Parish Church, primary school, two public houses, medical centre, post office with general stores and cricket club. The market town of Ilminster is 3 miles away and provides a more extensive range of facilities fulfilling most day to day needs and includes a variety of shops, medical centres, village halls, church and pre-school and schools. The county town of Taunton has a comprehensive range of amenities including many high street shops, excellent independent schools, theatre, County Cricket Ground, Racecourse and mainline railway station. London Paddington can be reached in less than 1 hour and 45 minutes. Crewkerne which is 10 miles away and has a mainline railway with links to London Waterloo. The A303 and M5 are both within easy reach and provide great links with the rest of the country.

DESCRIPTION

Hilltop House is a substantial, detached period property with an adjoining barn and a small annexe which was once the local village store and more recently a hair salon. This area has now been subdivided to provide further ancillary accommodation. The barn has outside access but is also directly accessible from the main house and offers tremendous scope and potential. Planning consent was passed and work started by previous owners to convert this barn into a holiday let but the project was not completed.



From the covered veranda a door leads into a spacious reception hall with doors that lead into the family room with an open fire and double doors leading to the garden and beyond. The sitting room has a feature bay window, doors to garden and an open fireplace with an inset wood burner. The playroom has a door enabling access to the former commercial space which offers potential for an integral annexe.

From the hall a door leads into the kitchen/ breakfast room, a stunning room fitted with a range of low level units and double doors leading to the veranda and the garden beyond. The adjoining conservatory offers lovely views over the garden and a door to the sun terrace. The dining room, has a secondary staircase which goes up to the master suite and also offers view over the garden. From the dining room there is a boot room, leading onto a utility room and access to the adjoining barn. Also on the ground floor there is a large study which links to the playroom.

On the first floor, the property benefits from five bedrooms; the master suite comprises of a large double bedroom, fitted wardrobes leading through to the en-suite bathroom which has a shower, panelled bath, low level WC and wash hand basin. Secondary stairs lead down to the dining room. There are another four bedrooms. Bedroom 2 has an en-suite shower room and the family bathroom comprises of a panelled bath, shower cubicle, wash hand basin and low level WC.

Integral Annexe - The property once offered commercial space, firstly the village shop and then a hair salon, an area of this has now been partially converted to provide ancillary accommodation with separate access onto the village road. This is now subdivided to provide; kitchen, cloakroom, a potential bedroom and a sitting room.

Adjoining the house to the North West is a large barn which offers potential for a variety of uses, subject to the necessary planning permission. It is currently a very useful storage area with a mezzanine over and log store.

OUTSIDE

Hilltop House benefits from wonderful private gardens that extend to approximately 0.8 of an acre. The veranda to the front elevation provides covered seating and dining areas and this extends to the side of the house. The gardens are laid to lawn with a range of mature shrubs and trees which include an extensive range of fruit trees. Adjoining the parking area there is a further area of lawn which adjoins ancillary buildings and there is a highly productive vegetable and fruit garden with a large poly tunnel and greenhouse.

Hilltop House benefits from an array of outbuildings which includes a large garage workshop with double doors and an enclosed store cupboard, there are further storage buildings and ample parking and turning space. The property benefits from delightful hard landscaped garden areas which connect the house and the barns with a range of raised flower beds, herb garden and paved and bricked pathways.

SERVICES

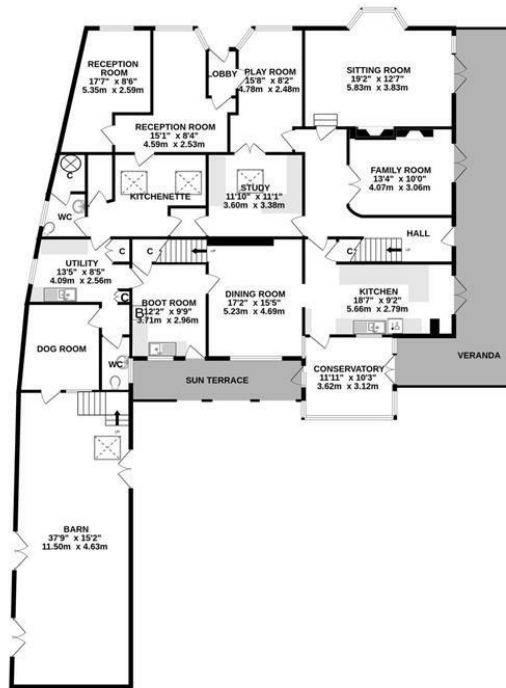
Mains drainage, water, electricity. Oil fired central heating. Ultrafast broadband available (Ofcom), Mobile signal likely available indoors with O2 and Vodafone, outdoors with all providers (Ofcom). NB the agents have not inspected or tested the services.

DIRECTIONS

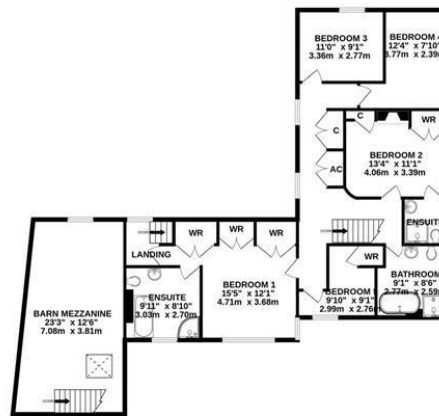
From the centre of Broadway head West along Broadway Lane turning left at the crossroads into Pound Road. Hilltop House is the next house on the right with access via the lane in front of the property.



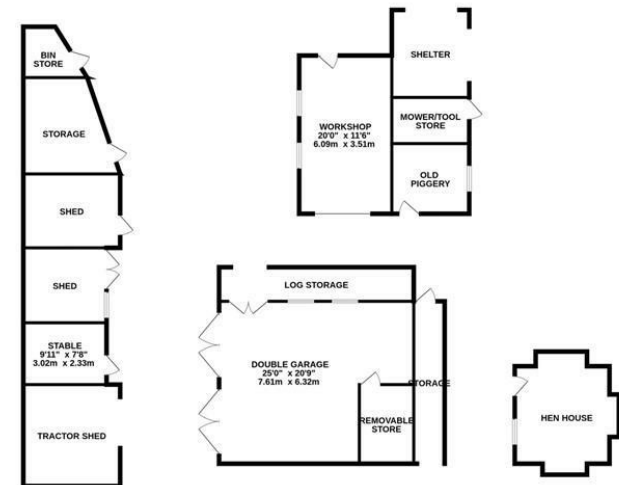
GROUND FLOOR
2830 sq.ft. (263.0 sq.m.) approx.



1ST FLOOR
1405 sq.ft. (130.5 sq.m.) approx.



OUTBUILDINGS & GARAGE
2008 sq.ft. (186.5 sq.m.) approx.



TOTAL FLOOR AREA : 6243 sq.ft. (580.0 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(34-48)	D		
(19-33)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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