



Corner Thatch





# Corner Thatch

Goose Lane, Ilminster, TA19 9RU

Ilminster 3 miles, Crewkerne 10 miles, Taunton 13 miles

A charming recently built detached thatched house set in a small select development just off the centre of this favoured South Somerset village. The house has been cleverly extended and enjoys wonderful south facing landscaped gardens with integral garage and off road parking.

- Individually designed ham stone house
- Beautifully presented throughout
- Kitchen/dining room and utility room
- Garage and off road parking
- Council Tax band F
- Cleverly extended
- Two reception rooms
- Four bedrooms, two en-suite room
- Delightful landscaped gardens
- Freehold

Guide Price £670,000

## SITUATION

Broadway, together with its sister village of Horton, form a very active community with facilities including a post office/store, doctors' surgery, primary school, church and two village inns/restaurants. The busy market town of Ilminster provides a range of facilities for day to day needs and the County Town of Taunton has a wider variety of recreational, shopping and scholastic facilities. To the South West lie the Blackdown Hills designated an Area of Outstanding Natural Beauty providing excellent leisure opportunities. The property has excellent road connections to the M5 at Junction 25 and the Jurassic Coast is within a thirty minute drive.

## DESCRIPTION

Corner Thatch is an individually designed ham stone thatched house situated in a small select development just off the centre of this popular village. The house has been cleverly extended by the current owners and provides well proportioned accommodation arranged over two floors. The house sits in delightful landscaped gardens and enjoys a south facing position with off road parking and garage.





## ACCOMMODATION

The entrance hallway has stairs to the first floor, door to downstairs wc, door to sitting room with minster stone fireplace and woodburning stove and double doors opening out onto the rear garden. A door leads through to a family room which forms part of the new extension and includes bi-folding doors opening onto the rear patio with window to the side and a second staircase leading to bedroom 2 which would suit multi-generational or work from home space. The kitchen/dining room is fitted with a range of wall and base Shaker style units with integrated appliances, a range cooker with extractor hood over, island unit and tiled floor, window to front and double doors opening out on to the rear garden. A door leads through to the utility room which has plumbing and space for washing machine and tumble dryer, sink and range of fitted cupboards with door to the garage.

On the first floor the master bedroom has a range of built in bedroom furniture, window overlooking the rear garden and door to an en-suite shower with double tiled shower cubicle, wash basin and wc with three further bedrooms with one having an en-suite shower, and a family bathroom which has been recently refitted with double ended bath, wc with concealed cistern, washbasin and enclosed shower cubicle.

## OUTSIDE

The front garden of the property is enclosed by low ham stone walling with pedestrian gate leading to a pathway which leads to a thatched entrance porch. There is a further pathway leading to an arched gateway entrance to the side garden. There is gated off road parking for a number of vehicles and double doors leading to a single garage with door to the rear.

The rear gardens have been beautifully landscaped and include deep paved terracing which runs along the back of the house and creates a wonderful courtyard feel with high retaining wall to one side with arched door leading to the parking area. The main gardens are mainly laid to lawn and include a base for a hot tub and in one corner is a timber built studio/home office.

## SERVICES

Mains drainage, electricity, water. Oil fired central heating - providing underfloor heating to ground floor and radiators to the first floor. Ultrafast broadband available (Ofcom), Mobile signal likely available indoors (Ofcom). Please note the agents have not inspected or tested the services.

## DIRECTIONS

Proceed out of Taunton towards Ilminster on the A358 and turn right signposted to Broadway and just after the Five Stars Inn turn left in to Goose Lane and then you'll see a sign for Standerwick Gardens on the left hand side, proceed into the estate and Corner Thatch can be identified on the right hand side.





A wide-angle view of a landscaped backyard. In the foreground, a stone patio with large, irregular tiles leads into a large, well-maintained green lawn. Two small, rounded trees in dark brown planters are placed on the patio. To the left, a portion of a wooden house with a chimney and a window is visible. In the background, a hot tub is situated near a dark fence, surrounded by dense trees and shrubs. The sky is clear and blue.



Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		67	72
Not energy efficient - higher running costs			

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