



The Manse, 32 East Street



# The Manse, 32 East Street

Ilminster, Somerset TA19 0AN

Town Centre 25m. A303 1 mile. Taunton 13 miles. Yeovil 14 miles.

A charming Grade II listed semi-detached Georgian house located in an elevated position within easy walking distance of the town, together with delightful walled gardens to rear along with far distant views. EPC Exempt.

- Walking Distance of the Town
- Elevated Position
- Three Reception Rooms
- Kitchen/Breakfast Room
- Council Tax Band D
- Utility and Cloakroom
- Large Attic Room/Bedroom Four
- Private South Facing Gardens
- Three Bedrooms and Bathroom
- Freehold

## Offers In Excess Of £525,000

### SITUATION

The Manse is situated in an elevated position within East Street and within 100m of the town centre where an excellent range of shopping, recreational and scholastic facilities can be found. Within the heart of the town is the market square, along with a range of independent shops including award winning butchers, delicatessen, cheese and dairy shop, homeware, antique store, clothes boutique and gift shops. There is also a Tesco Supermarket with ample free parking together with various sports facilities including Bowls Club, Tennis Club and a town library, Theatre, along with Ilminster Arts Centre, with a vibrant arts venue with licenced cafe. The property is also well placed being close to the A303 providing excellent road link to the rest of the country, together with the A358 to Taunton and the M5 motorway to the north.

### DESCRIPTION

The Manse comprises a Grade II listed semi-detached house constructed principally of stone with a rendered and colour-washed front elevation and is contained beneath a slate roof, together with a single storey tiled roof to rear. The property boasts a wealth of character features associated with a house of its age, including sash windows to the front and western elevation, together with flagstone flooring, original cast iron fireplaces, dado and picture rails. The accommodation is light and spacious with well proportioned rooms including a good size kitchen/breakfast room, opening directly out onto the south facing walled garden. On the first floor can be found three double bedrooms and a large bathroom with separate shower and on the second floor is a spacious room currently used as a 4th bedroom.



## ACCOMMODATION

Door with window over leading into the entrance lobby with tiled floor and glazed door opening into the entrance hall, again with tiled flooring, dado rail and Georgian staircase with curved bannister rising to the first floor. Glazed door to the kitchen and door to the sitting room, which is delightful with views from two aspects including sash windows and timber shutters, Adam style stone fireplace with inset over mantle, together with Victorian tiled fireplace. Recessed bookshelves, picture rail and exposed floorboards. Study with sash window to front and shutters, Victorian tiled fireplace, picture and dado rails. Dining room with sash window to side, sealed fireplace, picture rail, dado rail and flagstone flooring. Rear lobby with cupboard under the stairs and access to the walk in pantry, also with flagstone floor and a selection of fitted cupboards.

To the rear of the property is a spacious kitchen/breakfast room which has been refitted and comprises 1 1/4 bowl single drainer sink unit with mixer taps over, adjoining Quartz worktops and an excellent range of cupboards beneath. Space for Rangemaster cooker with stainless steel extractor hood over. Integrated dishwasher and built in shelves. Boiler cupboard housing the gas fired boiler. Engineered oak flooring and windows overlooking the rear garden together with a glazed stable door. Trap access to roof void and timber door leading to the rear hall with door to front, tiled flooring and exposed stonework, further door to laundry/cloakroom comprising; low level WC, pedestal wash hand basin, space and plumbing for washing machine, coat hooks and shoe rack together with door to rear.

Spacious landing with window overlooking the rear garden together with wonderful distant views. Further staircase to the secondary floor and walk-in airing cupboard with factory lagged cylinder and slatted shelving. Bathroom comprising; panelled bath and large walk-in shower, pedestal wash hand basin, low level WC and panelling to dado rail. Bedroom two with part vaulted ceiling together with exposed beams and sash window to side, ornate cast iron grate and recessed shelving. Bedroom one with views from two aspects, together with secondary glazed sash windows, cast iron fireplace, walk-in wardrobe with hanging rail and shelving. Bedroom three with secondary glazed sash window to front, cast iron fireplace, fitted cupboards and bookshelves. From the landing the staircase rises to the second floor leading to a large room, currently used as a bedroom with vaulted ceiling, together with exposed beams, exposed floorboards, Velux roof light and eaves storage.

## OUTSIDE

From street level there is a stone retaining wall together with wrought iron railings, steps lead up through a wrought iron gate to a path leading to the side and front door with box hedge and two front garden borders. To the side of the property is a useful timber bin storage area and doorway leading into the rear hall and laundry/cloakroom, together with a further door giving direct access into the rear garden. The garden is fully walled, faces due south and from which wonderful views can be enjoyed. There is a large decking area together with a paved patio, beyond which is a lawned garden with well stocked flower and shrub borders and a fine selection of trees including a well clipped Bay tree and Pittosporum. There is also a Amelanchier, Weeping Crab Apple and Fig tree. Useful shed, outside tap, external light and power.

## VIEWINGS

Strictly by appointment with the Vendor's selling Agents, Stags Yeovil Office. Telephone 01935 475000.

## SERVICES

All mains services are connected. Gas fired central heating.  
Mobile Available : EE, THREE, VODAFONE and O2 (ofcom)  
Broadband Available: ADSL under 24 Mbps Superfast 24 - 100 Mbps Ultrafast 100 - 999 Mbps Gigabit above 1000 Mbps (ofcom)

## DIRECTIONS

From the market square in the centre of the town head east up the hill, passing the church on your right hand side, which is now the Ilminster Art Centre and Cafe, whereupon The Manse will be found immediately afterwards on the right hand side, clearly identified by our For Sale board.

## FLOOD RISK STATUS

None



