



22, The Beacon



# 22, The Beacon

, Ilminster, Somerset TA19 9AH

A303 Southfields roundabout 1.4 miles Taunton 12 Miles Yeovil  
15 Miles

A beautifully modernised 1920's semi-detached house with flexible accommodation, facing West with the most amazing views towards Exmoor. Garage & 3 off road parking spaces. EPC Band D

- Far Reaching Views West towards Exmoor
- 2 Reception Rooms, Study & Conservatory
- 4 Bedrooms (1 en-suite) & Family Bathroom
- Downstairs Cloakroom
- Garage & 3 off road parking spaces
- Landscaped front & tiered mature gardens
- Original Period Features
- Updated throughout
- Freehold
- Council Tax Band D

Guide Price £450,000

## SITUATION

The Beacon is situated in a very sought after area of individual properties located on the edge of Ilminster in an elevated position with fabulous far reaching views of the Blackdowns, Brendons, Quantocks and Exmoor beyond. The rear garden backs onto fields belonging to the Dillington Estate. The property benefits from a single garage and parking off road for 3 cars. Ilminster is a charming market town within walking distance and has a good range of local independent shops, excellent day to day amenities, schools, the beautiful Minster and has easy access to both the A303 and M5. The Jurassic coastline is within a 30 minute drive and there is easy access to nearby countryside walks.

## DESCRIPTION

Built of brick lower elevations with render above under a tiled roof the property has undergone an extensive programme of improvements including: new bespoke double glazed windows, the majority being modern sash style, replacement kitchen, upgraded electrics and gas boiler and landscaping the garden. Originally built in 1928 the property is in superb condition but still has a number of period Art Deco features including, an original fire surround in the Sitting Room, feature quarry tiles in the hallway, stripped pine floors, picture and dado rails in many of the rooms. The Accommodation is arranged over 3 floors offering a flexibility to families or those working from home and many of the windows have that view! On the ground floor there are 2 wonderful reception rooms both having fireplaces, there is a modern kitchen with very useful lean to conservatory style utility/boot room leading out into the garden. On the first floor there are 3 double bedrooms, a study and the family bathroom and on the 2nd floor a large bedroom with en-suite shower room and large accessible attic storage space.



## ACCOMMODATION

A gate gives access via steps up the path to the part glazed front door with side and fanlight windows opening into the entrance hall which is light and welcoming, understairs cupboard and cloakroom with WC and wash hand basin. The sitting room is a lovely room with feature bay window making the most of that fantastic view, there is an original Art Deco fireplace with inset gas fire and bookcase to the side. The Dining Room has an open fire with original windows looking into the conservatory and is a good size room for entertaining. The kitchen has been refitted with modern cream wall and floor units and a pull-out pantry unit with tiled floor and integrated appliances including: dishwasher, oven, wine fridge, microwave, gas hob and extractor over and space for fridge freezer. There are extensive work surfaces with one and a half sink unit with Franke Omni filtered cold and boiling water tap, plus regular hot cold mixer tap and breakfast bar facing South, this is a lovely light and airy room. Door to the conservatory style utility/boot room which is a very useful room with sink unit, work surface and cupboard housing the washing machine and tumble dryer. Access to the garden.

Stairs rising to the 1st floor landing with window facing South allowing the light to flood in. There are 3 double bedrooms all with built-in storage and study/nursery. 2 of the front bedrooms enjoy the view which is even better from first floor level. There is a spacious family bathroom with a modern suite comprising bath with shower attachment, WC, vanity wash hand basin and separate tiled shower cubicle. Stairs rise again to the 2nd Floor with landing and access to a large walk in attic storage space with gas fired boiler. This is so much easier to access rather than climb a ladder into the roof space. Bedroom 1 is a very generous room with a window to the rear and Velux to the side and has the benefit of an en-suite shower room with tiled shower cubicle, WC and wash hand basin.

## OUTSIDE

To the front of the property there has been extensive landscaping with stone retaining walls, tiered gardens with lawn and box hedging, a gravelled seating area facing West and mature shrubs. The property has some superb sunsets which can be enjoyed from the variety of seating areas throughout the garden. To the side is a lawn with flower and shrub borders and a beautiful climbing rose, paved pathways and steps wind through the tiered gardens and rockeries with mature trees, shrubs and nature hedging. At the top of the garden there are raised beds for growing vegetables and a small orchard of apple, plum and pear trees and a fantastic bay tree. A seated arbour awaits as well as a useful garden shed. Just off the road are 3 parking spaces including one in front of the garage which has an up and over door, light and power.

## SERVICES

All mains services are connected. Gas fired central heating.

FreeSat satellite dish and FTP fibre to property connected.

Broadband: ADSL under 24 Mbps Superfast 24 - 100 Mbps Ultrafast 100 - 999 Mbps (ofcom)

Mobile: EE, Three, O2 and Vodafone (ofcom)

## VIEWINGS

Strictly by appointment through the Vendor's agents, Stags Yeovil Office 01935 475000.

## DIRECTIONS

From Southfields roundabout follow the road into Ilminster and turn left onto the B3168 and continue for approximately 0.3 mile where no 22 can be found on the right hand side as you leave Ilminster.

## FLOOD RISK STATUS

Very Low Risk (environmental agency)



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		60	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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01935 475000

Denotes restricted head height

Approximate Area = 1708 sq ft / 158.6 sq m  
 Limited Use Area(s) = 185 sq ft / 17.1 sq m  
 Garage = 169 sq ft / 15.7 sq m  
 Total = 2062 sq ft / 191.4 sq m

For identification only - Not to scale

**Ground Floor**

**Second Floor**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Stags. REF: 1169167