



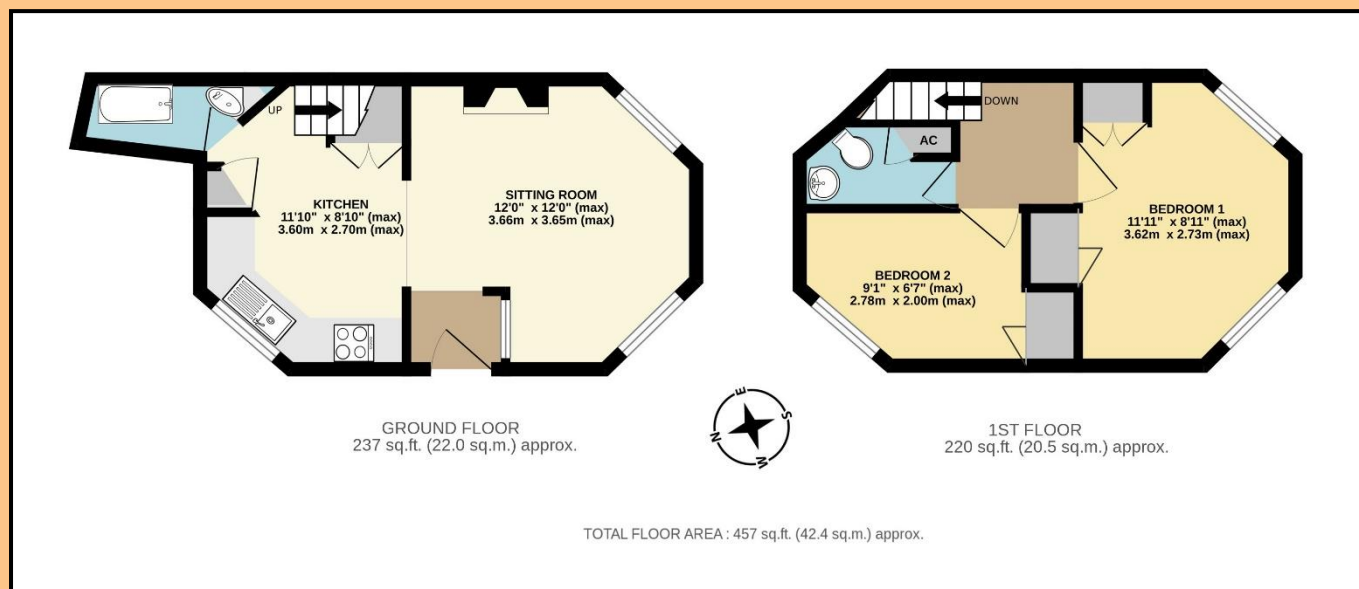
Guide Price: £240,000

Bay Hill, Ilminster, Somerset, TA19 0AT

NO ONWARD CHAIN. A unique opportunity to acquire a Grade II* listed former gatehouse to the wider Dillington Estate with the benefit of superb countryside views from the front aspect, easy walk to the Ilminster town centre and off road parking. The 2 bedroom property comprises; entrance porch, sitting room with feature windows and an open fireplace, kitchen, ground floor bathroom and a first floor WC. Further benefits from electric heating and mature gardens. EPC: n/a

Tarr Residential

T: 01460 53315
E: ilminster@tarrresidential.co.uk
W: www.tarrresidential.co.uk



Entrance

Approach to a solid timber front door opening to the porch with glazed panels and an opening to:

Sitting Room: 12' 0" x 12' 0" (3.66m x 3.65m) (max)

Features include two secondary glazed leaded windows to the side aspect, stone built open fireplace, flagstone flooring and an exposed stone wall. Electric night storage heater and a TV point. Opening to:

Kitchen: 11' 10" x 8' 10" (3.60m x 2.70m) (max)

Fitted with a range of wall and base units, rolled edge worktops and tiled splash backs over. Inset stainless steel bowl and drainer with mixer tap over. Built-in oven with an electric hob and extractor over. Space for an under counter fridge. Secondary glazed leaded window to the side aspect, flagstone flooring and a built-in storage cupboard. Stairs rise to the first floor with a storage cupboard beneath and a door to:

Bathroom

Fitted with a two piece suite comprising; panel bath with mixer tap over and a vanity cupboard with an inset wash hand basin over.

First Floor Landing

With an electric night storage heater and access to all first floor rooms.

Bedroom 1: 11' 11" x 8' 11" (3.62m x 2.73m) (max)

Feature secondary glazed leaded window to the side aspect, built-in double wardrobe and drawer units.

Bedroom 2: 9' 1" x 6' 7" (2.78m x 2.00m)

Feature secondary glazed leaded window to the side aspect and a built-in wardrobe.

WC

Fitted with a two piece suite comprising; low level WC and a wash hand basin with taps and a tiled splash backs. Built-in cupboard housing the hot water cylinder tank and immersion heater.

Outside

The property benefits from off road parking at the front aspect and mature garden at the front is enclosed by wrought iron railings and hedge and houses a timber shed. The rear garden bank has steps rising through trees and shrubs. Outside water tap.

Tenure: Leasehold

Council Tax: Band A

Energy Performance Rating: Listed n/a

Services: Mains Electric, Water and Drainage.

Viewing

Strictly by appointment only via sole selling agent
Tarr Residential on 01460 68890 or at 35 Fore Street,
Chard, Somerset TA20 1PT.

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale

Printed by Ravensworth 01670 713330

Independent Sales, Lettings and Property Management Agents

Tarr Residential Ltd Company Number 07042284 trading as Tarr Residential. Registered at 35 Fore Street, Chard, Somerset TA20 1PT