



TOTAL FLOOR AREA : 2208 sq.ft. (205.2 sq.m.) approx.



**Agents Note:** The seller informs us this property has never flooded in the nearly 30 years of their ownership. Viewing highly recommended.

**Tenure:** Freehold

**Council Tax:** Band F

**Energy Performance Rating:** D (65)

**Services:** Mains Gas, Electric and Water. Private Septic Tank for 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

**Guide Price: £575,000**

**Green Lane, Ilminster, Somerset TA19 9PN**

**Independent Sales, Lettings and Property Management Agents**

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**Tarr Residential**



Home Farm, Green Lane,  
Ilminster,  
Somerset TA19 9PN

Guide Price: £575,000

- **Superb Detached Thatched Cottage**
- **Set in Mature Gardens of Approx 1/3 of an Acre**
- **5 Double Bedrooms, 2 with En Suite Shower Rooms**
- **23ft Kitchen/Breakfast Room & Utility Room**
- **Sitting Room with Double Sided Inglenook Fireplace**
- **Separate Dining Room & Conservatory**
- **Cloakroom & First Floor White Suite Bathroom**
- **Double Glazing & Gas Fired Heating**
- **Detached Double Garage**
- **Off Road Parking for Multiple Vehicles**

Situated in a quiet tucked away position off Green Lane is this simply stunning and spacious detached 5 double bedroom thatched cottage with the added benefit of a detached double garage and off road parking for multiple vehicles. All set within superb mature grounds of approximately 1/3 of an acre and with easy access to countryside walks. The beautifully presented and versatile property comprises; entrance porch, inner porch, 23ft kitchen/breakfast room with access to the patio and garden, utility room, cloakroom, 22ft sitting room with feature double sided open inglenook fireplace, conservatory, separate dining room, ground floor bedroom with en suite shower room, spacious first floor landing, en suite to the master bedroom and a white suite family bathroom. Further benefits from double glazing and gas fired heating.



**Approach**  
Approached from Green Lane to a gated entrance with a gravel chipped driveway leading to the double garage, off road parking with space for multiple vehicles and part glazed stable style front door opening to:

**Entrance Porch**  
With single glazed windows to the front and both side aspects, flagstone flooring, wall light point and a power point. Further solid wood door opening to:

**Inner Porch**  
With feature brick and exposed timber beam walls, tiled flooring, latch and brace doors throughout and including;

**Kitchen/Breakfast Room:** 23' 4" x 12' 6" (7.11m x 3.80m) (max)  
A superb spacious triple aspect room with exposed beams, double glazed windows to the front, side and rear. Double glazed french doors opening to the patio and garden. Feature brick built double sided open inglenook style fireplace with hearth. The kitchen is fitted with a range of cream fronted shaker style wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset ceramic one and a half bowl and drainer with mixer tap over. Integrated dishwasher. Space for a gas cooker with a concealed extractor over. Spaces for under counter fridge and freezer. Wall unit housing the Worcester gas fired boiler. single panel radiator, TV point and tiled flooring continuing through to:

**Utility Room:** 10' 0" x 7' 5" (3.06m x 2.25m) (max)  
Fitted with matching wall and base units to the kitchen with worktops and tiled splash backs over. Inset stainless steel bowl and drainer with mixer tap over. Space and plumbing for a washing machine and space for an under counter freezer. Single panel radiator. Double glazed window to the rear aspect and a double glazed door opening to outside. Door to:

**Cloakroom:** 3' 9" x 3' 7" (1.15m x 1.10m)  
Fitted with a white two piece suite comprising; low level WC and a wall mounted wash basin with taps and tiled splash back over. Double glazed window to the side aspect and a single panel radiator.

**Sitting Room:** 22' 5" x 15' 2" (6.82m x 4.62m) (max)  
A stunning room with the feature exposed brick built inglenook style double sided open fireplace with stone hearth. Exposed timber beams and a further feature exposed brick built wall. Double glazed windows to the front and rear aspects. A double and a single panel radiator. Four wall light points, TV point and laminate flooring. Door opens to the stairs rising to the first floor and double glazed french doors open to:

**Conservatory:** 15' 11" x 10' 6" (4.85m x 3.20m)  
Over looking the rear garden and built off low built walls with uPVC double glazed sealed units and glass roof over. Double glazed french doors open to outside. Tiled flooring, power points and ceiling light point.

**Dining Room:** 15' 2" x 10' 0" (4.63m x 3.05m)  
Accessed from the sitting room and dual aspect with double glazed windows to the front and rear. Exposed timber beams, two single panel radiators and a TV point. Built in under stairs cupboard housing the metal electric consumer unit. Door to:

**Bedroom 5:** 9' 2" x 8' 2" (2.80m x 2.49m)  
Double glazed windows to the side and double glazed door opening to the rear garden. Exposed timber beams and a single panel radiator. Door to:



**En Suite:** 8' 2" x 5' 6" (2.50m x 1.67m)  
Fitted with a three piece suite comprising; square cubicle with a wall mounted Mira thermostatic shower over. Vanity unit with an inset wash hand basin, taps and a tiled splash backs over. Low level WC. Obscure double glazed window to the front aspect, tiled flooring, single panel radiator and exposed timber beams.

**First Floor Landing**  
A spacious landing with exposed timber beams, two double glazed windows to the front aspect, two single panel radiators, three wall light points and access to the roof void. Built in cupboard housing the hot water cylinder tank and immersion heater. 'Brace and Latch' doors to all first floor rooms and including;

**Bedroom 1:** 18' 9" x 15' 2" (5.72m x 4.62m)  
Double glazed windows to the front and side aspect with views over the garden. Exposed timber beams, double panel radiator, Telephone and TV points. Built in storage cupboard and access to eaves storage. Further door to:

**En Suite:** 9' 2" x 6' 6" (2.80m x 1.99m) (max)  
Fitted with a modern white three piece suite comprising; double cubicle with a glass door and wall mounted thermostatic shower over. Vanity unit with an inset wash hand basin and mixer tap over. Low level WC. Part tiled walls, tiled flooring and a chrome ladder style heated towel rail.

**Bedroom 2:** 15' 1" x 12' 5" (4.61m x 3.79m) (max)  
Double glazed window to the side aspect, exposed timber beams and a double panel radiator.

**Bedroom 3:** 9' 10" x 9' 2" (2.99m x 2.79m)  
Double glazed window to the rear aspect, exposed timber beams and a single panel radiator.

**Bedroom 4:** 9' 6" x 9' 3" (2.89m x 2.81m)  
Double glazed window to the rear aspect, exposed timber beams and a double panel radiator.

**Bathroom:** 9' 2" x 6' 6" (2.80m x 1.99m)  
Fitted with white three piece suite comprising; panel bath with a glass screen, taps and a thermostatic shower over. Pedestal wash hand basin with taps over. Low level WC. Wall tiling to splash prone areas, obscure double glazed window to the rear aspect, tiled flooring, chrome ladder style heated towel rail, wall light with shaver point.

**Detached Double Garage:** 16' 11" x 16' 6" (5.15m x 5.02m)  
A detached double garage located to the side of the property with twin up and over door to the front aspect. Rear access door from the garden and a window. (No power or light connected)

**Outside**  
Home Farm is located off the quiet 'no through' Green Lane and set within mature level grounds of approximately 1/3 of an acre. Accessed via a gated entrance heading the gravel chipped driveway with off road parking for multiple vehicles, double garage and entrance porch.

The south facing cottage style rear and side gardens are of a very good size and enjoy an extremely high degree of privacy. A paved patio can be accessed from the kitchen/breakfast room doors and features a 'wishing well' to the side. The informal lawn is bordered by numerous established beds planted with an excellent variety of mature trees, shrubs, plants and flowers, all providing 'year round' interest and colour. A path with pergola over leads to a potential vegetable garden towards the rear boundary. Spaces available for a summerhouse, sheds and greenhouse. Outside water tap.