

Symonds
& Sampson



The Cottage

Church Lane, Horton, Ilminster, Somerset

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Church Lane

Horton

Ilminster

Somerset TA19 9RN

Set within just under half an acre of classic cottage gardens, this detached home offers exceptional scope for extension and modernisation, presenting an ideal opportunity to create a superb long-term family residence.



- Detached cottage with scope for improvement / redevelopment
 - Set in 0.47 acres (0.19 hectares)
 - Mature and private cottage gardens
 - Productive vegetable and fruit gardens
 - Carport / outbuildings and driveway
- Scope for further vehicular entrance / additional parking

Guide Price **£400,000**

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk

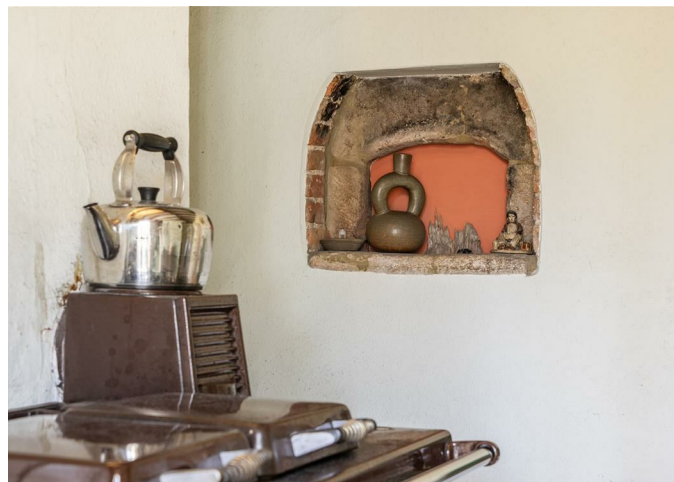


THE PROPERTY

After many happy years in the same ownership, the time has come for the current owners to pass this charming c.8th century cottage on to new custodians ready to make it their own. Predominantly built from attractive local stone, it is situated in one of the area's most sought-after villages, the property enjoys a delightful and private setting. Whether you're searching for a forever home with scope to expand, space for hobbies, or future development potential, this represents a rare chance to acquire an unspoilt home with the opportunity to truly personalise it.

ACCOMMODATION

At the front, a sizeable sun porch welcomes you through into a good size reception hall which also includes the solid fuel Rayburn and traditional latch door to a built in cupboard. To one corner, the remnants of an original bread oven were uncovered by the current owners and who knows what other original features may yet to be found! At the front of the cottage, a sizeable sitting room includes a traditional fireplace with woodburning stove and French doors opening onto the garden making the most of the south-westerly aspect at the front. Beyond, a good size utility room opens to the side path and also includes a downstairs cloakroom and second staircase leading to the first floor. The ground floor bathroom includes bath with shower over and also includes the airing cupboard with hot water cylinder. At the other side of the reception hall is a charming snug with open fireplace that could also double as a formal dining room, as lies adjacent to the kitchen / breakfast room at the rear, overlooking the gardens. On the first floor are four good size bedrooms which can be accessed from the main staircase from the hall, or via the additional timber stairs in the utility room.





OUTSIDE

The extensive gardens surround the property, and are a gardener's paradise. They give a high level of privacy from the lane, to the extent you could drive past and hardly know the cottage is there! Conveniently, there are three accesses from the lane, including a traditional pedestrian gate with central pathway to the front door, a set of double gates to one side that open into the garden where there is a vegetable patch / fruit garden but this area could equally be converted to additional driveway / parking. To the opposite side, a further driveway leading to the existing carport and adjoining workshop and store, both of which

have stable doors. The mature front gardens include meandering lawns, shrubs and both ornamental and productive trees including cherry and apple. Borders are full of cottage garden favourites including roses and perennials, underplanted with spring flowers and self-seeded primroses. Adjoining the rear of the cottage is a pathway with two outside taps, and the rear garden, which was bought separately provides ample space for families and green-fingered buyers to have the time of their lives. Trees include a rare Mulberry tree, pear and cherry, whilst a pond to one side pulls in the wildlife. To one side the naturalistic planting includes the wild species daffodil and

beautiful snakes head fritillaries. A productive vegetable patch has been tended in line with organic principles and boasts beautiful soil from many years of toil and improvement, whilst there is also a range of fruit on offer including loganberries, gooseberries and currants. There is also a 10' x 6' greenhouse in full working condition.

SITUATION

Church Lane is a pleasant spot, away from busy traffic towards the eastern outskirts of the village of Horton. Horton lies adjacent to the village of Broadway and both villages have a good range of facilities. Each village has a



thriving pub and for families there are two playgrounds, a pre-school and the well respected Neroche Primary School in Broadway. There is a post office in Horton, and a great range of clubs and societies including a thriving cricket club for those who like to get involved. There is also an NHS medical centre within Broadway.

The pretty market town of Ilminster lies just over 3 miles from the property and has a wonderful range of independent stores including award-winning butchers, delicatessen, cheese and dairy shop, and greengrocers as well as two town centre supermarkets for your everyday

essentials. The village lies within a short drive of excellent road links including the A303 / A30 to the west and the A358 connecting to the south coast and to the north the M5 at Taunton.

DIRECTIONS

What3words/////product.bottle.anchorman

SERVICES

Mains electricity, water and drainage are connected. Solid fuel Rayburn stove with separate pump provides heating to radiators on the ground floor.



Ultrafast broadband is available. There is mobile coverage at the property - please refer to Ofcom's website for further information.

MATERIAL INFORMATION

Somerset Council Tax Band E

Having been in the same ownership for many years, the property currently is currently unregistered at HMLR.

The vendors have informed us that the historic well is still in situ between the cottage and the outbuildings but is covered and safe.

Energy Efficiency Rating		Current	Potential
Property energy efficiency (lower ranking is better)			
100	A		
75	B		
50	C		
25	D		
10	E		
5	F		
1	G	15	
Minimum energy efficient rating (lower ranking is better)			
England & Wales		EU Directive 2002/91/EC	



Denotes restricted head height

Horton, Ilminster

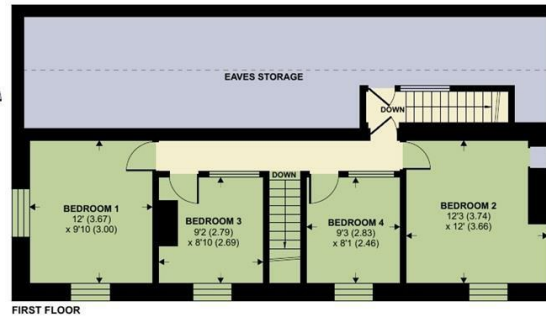
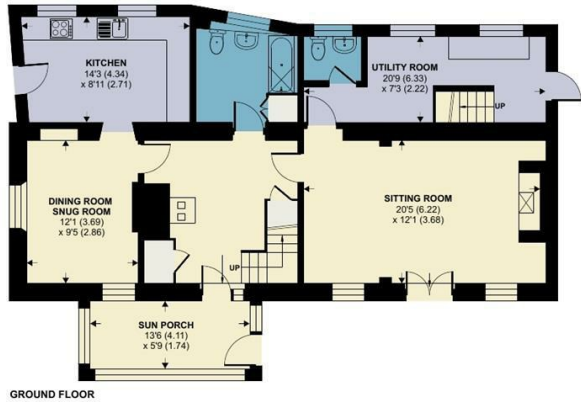
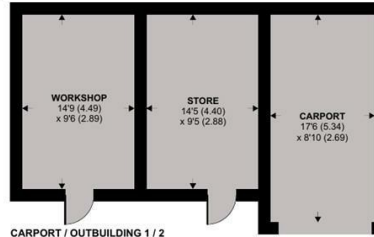
Approximate Area = 1827 sq ft / 169.7 sq m (excludes carport)

Limited Use Area(s) = 197 sq ft / 18.3 sq m

Outbuildings = 279 sq ft / 25.9 sq m

Total = 2303 sq ft / 213.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Symonds & Sampson. REF: 1438353



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01460 200790

ilminster@symondsandsampson.co.uk
Symonds & Sampson LLP
21, East Street,
Ilminster, Somerset TA19 0AN



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