



Symonds
& Sampson

Pound Cottage

Main Street, Barrington, Ilminster, Somerset

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Barrington
Ilminster
Somerset TA19 0JD

The subject of many a picture postcard and countless pretty paintings, this is your chance to own what must be one of the most iconic cottages, in one of our most sought-after villages.



- "Chocolate-box" detached cottage in sought-after village
 - Beautiful position close to parish church
 - Miles of countryside walks on your doorstep
 - Close to NT Barrington Court
- Scope for further improvement or remodelling subject to consents
 - Pretty cottage gardens, single garage

Guide Price **£325,000**

Freehold

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THE PROPERTY

Charming inside and out, this delightful cottage is ready for a new owner to embrace its cosy character and unlock its full potential. Subject to the necessary consents, it presents an excellent opportunity to add your own personal touch and continue the story of this much-photographed and fondly admired period home.

The flexible layout offers versatility, including the option for single-level living if required. A separate ground-floor reception room could easily serve as a study or an additional bedroom, complemented by the convenience of a ground-floor shower room.

Whether you're seeking a manageable country retreat with scope for improvement or a characterful pied-à-terre for high days and holidays, this property fits the bill perfectly.

ACCOMMODATION

The attractive front door opens into a welcoming lobby, with a versatile reception room to one side – ideal as a dining room, study, or optional ground-floor bedroom. The main reception room is full of character, featuring exposed beams, a striking inglenook fireplace with wood-burning stove, solid timber bench seating, and a traditional bressumer beam.

At the rear of the property, the kitchen opens directly onto the garden. While offering scope for modernisation, it already provides a range of fitted and built-in storage, incorporating a sink and space for an electric cooker. An adjoining shower room has been tastefully updated in recent years, fitted with an accessible low-profile walk-in shower with glass screen, a wash hand basin, and WC. Beyond this lies a useful walk-in store area housing the hot water cylinder and providing further storage.

Upstairs, there are two interconnecting rooms, offering flexibility to be used either as two bedrooms or as a bedroom with an adjoining first-floor living space.





OUTSIDE

The cottage is set in pretty gardens, with a traditional cottage garden at the front including lawn and well stocked borders edged bordered by low level rustic fencing. At the rear, there's a fully enclosed garden, partly walled and including a sheltered sunny courtyard area with paved patio and upper level including lawn, shrubs and hedging. For practicality there are also two small garden stores / log store at the rear, and a side gate from the rear garden leading out to the side of the cottage. Additionally, there is access through from Copse Shute Lane via the garage, which has double timber doors to the front and a rear stable door leading into the garden.

SITUATION

Barrington is one of South Somerset's most attractive conservation villages and boasts an enviable position with easy access to excellent road links via the A303 and M5/A358, and yet does not lie on a main road itself.

The renowned National Trust property Barrington Court lies at one end of the village and is much more than somewhere to visit. There is a range of artisan workshops, second-hand bookstore, café/restaurant, gift shop and lots of lovely spaces to enjoy the peace and quiet, over a picnic perhaps. There is a super network of public footpaths

criss-crossing the estate and village, excellent for dog-walking.

The Barrington Boar is a very well-respected, award-winning restaurant/pub with rooms and excellent food and is just a short walk from the property. There is a thriving community spirit at Barrington with lots of things to get involved with, should you wish. The Village Hall is very much a hub for activities and events, which include Community Coffee mornings, Gardening Society, Choral Society, Amateur Dramatics Group (The Barrington Players), Pilates, Zumba and Yoga, Table Tennis and



Bridge. There really is something for everyone.

The nearby town of Ilminster has a full range of facilities, including a wide selection of small independent shops, together with two supermarket chains, bars, cafes, Post Office, doctors' surgeries, dentist and optician. It is a vibrant local community with an abundance of cultural and activity-based pursuits centred around the Theatre, Arts Centre, Church, Primary School, Tennis and Bowls Clubs, and many other community groups. Ilminster has convenient access to the M5 (Junction 25), just 11 miles away, and the A303, which passes nearby. Crewkerne

Railway Station, on the Waterloo to Exeter line, is 7 miles away, and Taunton Station, on the Exeter to Bristol and Paddington lines, 13 miles away.

DIRECTIONS

What3words/////ringers.rebounded.evidently

SERVICES

Mains electricity, water and drainage are connected. Heating via electric night storage heaters.

Ultrafast broadband is available. There is mobile coverage at the property. Please refer to the Ofcom website for further details.

MATERIAL INFORMATION

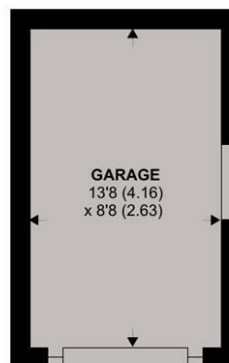
Somerset Council Tax Band D

The property is Grade II listed and is located in the village's designated conservation area.

Part of the front garden is held and used under licence from Somerset County Council, the office is happy to provide further information.

Barrington, Ilminster

Approximate Area = 781 sq ft / 72.5 sq m
 Garage = 117 sq ft / 10.8 sq m
 Outbuilding = 22 sq ft / 2 sq m
 Total = 920 sq ft / 85.4 sq m
 For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1347628



ILM/JH/110925



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