Symonds & Sampson



Isle Barn

Winterhay Farm, Winterhay Lane, Ilminster, Somerset

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Winterhay Farm
Winterhay Lane
Ilminster
Somerset TA19 9PJ

Offering the best of both worlds, this spacious and character-filled barn conversion offers panoramic countryside views with the convenience of the pretty town centre just one mile away.

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- Spacious detached barn conversion
- Semi-rural location on the very edge of town
- Just one mile from the pretty town centre
- Beautiful countryside views
- Four bedrooms including two with en suite facilities
- Landscaped gardens, generous driveway and triple carport

Guide Price £675,000
Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk







THE PROPERTY

Set within just over a third of an acre of landscaped grounds, this well-proportioned detached barn conversion enjoys a rural outlook whilst remaining conveniently placed for the town and good road links. The grounds incorporate thoughtfully designed gardens and a generous driveway with a triple oak car port.

Converted in 2004, the property has been designed to make the most of its panoramic countryside views, with full-length glazing and picture windows bringing the outside in and allowing natural light to flow throughout the principal rooms. Exposed beams and vaulted ceilings retain the character of the original barn, whilst natural materials, including slate flooring, provide an attractive and practical finish.

ACCOMMODATION

The property offers well-proportioned accommodation with a practical layout, combining generous living spaces with a good degree of flexibility.

The entrance hall incorporates a discreet cloaks area with hanging space, a useful store cupboard and an adjoining spacious cloakroom fitted with a period-style suite. The cloakroom is particularly well-sized and offers scope for conversion to an additional ground floor shower room, should this be required in the future.

The generous sitting room lies to one side of the hall and enjoys an abundance of natural light from dual-aspect, full-length picture windows. A feature fireplace is positioned on the outside wall, offering potential for the installation of a woodburning stove if desired. Underfloor heating is installed throughout the ground floor, with radiators serving the first floor.

Across the hall, the spacious kitchen/breakfast room enjoys similarly attractive views across the garden and adjoining fields. There is ample space for a dining table, alongside a central island which provides a more informal breakfast bar. The kitchen is fitted with a range of sunny yellow units and granite worktops, incorporating twin sinks, space for a range cooker and dishwasher, together with an integrated fridge and freezer.

An additional reception room lies to one side, offering an ideal formal dining room if required. The ground floor accommodation is completed by a dedicated study, conveniently positioned away from the main living areas, and an adjoining utility room with useful side access.

The first floor is equally impressive, with a part-galleried landing and traditional latch doors opening to a well-arranged suite of rooms. The principal bedroom features a vaulted ceiling with beautiful original beams, together with an unusually spacious en suite shower room and a separate dressing room/walk-in wardrobe. Double doors also open to a small balcony with external stone steps. Full-length picture windows extend across the rear, making the most of the fine views over the surrounding fields.

At the opposite end of the landing, a second en suite bedroom provides an excellent option for guests or older children. The remaining accommodation includes a family bathroom with a freestanding claw-foot bath, a third double bedroom and an attractive single bedroom, currently used as an additional study/office and fitted with useful storage. Each bedroom has its own individual character and enjoys lovely views to the rear.













OUTSIDE

The property occupies a private plot of approximately 0.35 acres (0.14 hectares), with a generous gravelled driveway to the front providing ample parking, good turning space and access to the adjoining oak-framed triple carport, which benefits from power and lighting.

The front garden incorporates lawn and low-maintenance borders planted with sun-loving varieties, making the most of the sheltered aspect. A side gate provides convenient access to the utility room and stone steps leading up to the balcony. An attractive stone wall defines the western boundary of the driveway, with a timber archway providing an inviting entrance to the rear garden.

The beautifully designed rear garden will particularly appeal to those with an interest in gardening. Interlinking circular lawns and planted beds create an attractive layout, with a considered colour scheme progressing from whites and blues, to purples and pinks. A striking border of warmer colours runs along the eastern side.

A circular seating area, surrounded by roses, provides a pleasant spot to enjoy the garden, alongside a further rose bed and a selection of attractive specimen trees, including birch, willow and maple.

SITUATION

Located along a private road at the end of Winterhay Lane, the property is tucked away from busy traffic, on the very edge of town. With its semi-rural location and views towards both the Blackdown and Quantock Hills, this property has convenient access to numerous local footpaths as well as local amenities.

At the opposite end of Winterhay Lane there is the local Texaco Filling Station and Nisa grocery store. A handy convenient store for when you need those little extras although the main town centre of Ilminster lies within a mile or so with its good variety of independent stores. These are mostly centred around the market square and 15th century Minster church and have everything you need from an award-winning butchers, delicatessen, cheese and dairy shop, super hardware store, homewares, antiques stores, clothes boutiques and gift shops. Ilminster is well served by town-centre Tesco and Co-Op stores. Alongside Tesco is a bowls and tennis club and close-by a town library. Ilminster Arts Centre is a vibrant arts venue with a café and there are plenty of other places to eat, including pubs, cafes and restaurants. There is also a small and well supported theatre. The town has several hairdressers / beauty salons, a dental surgery, Primary School and a modern health centre with two doctors' surgeries. It is a charming market town and benefits from superb road-links via the A303 and A358.

DIRECTIONS

What3words///organist.cupboards.october

SERVICES

Mains water and electricity. Oil fired central heating via boiler located in utility room Underfloor heating on the ground floor with radiators on the first floor.

Private drainage via new sewage treatment plant due to be installed by Christmas 2026. Please ask the office for an update on this.







Ultrafast broadband is available in the area. There is mobile coverage. Please refer to Ofcom's website for detailed information.

MATERIAL INFORMATION

Somerset Council 0300 123 2224

Council Tax Band - G

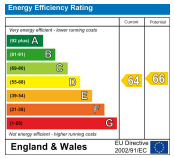
The vendor informs us that they are planning to leave the freestanding kitchen and utility appliances.

The part of Winterhay Lane over which this and the neighbouring properties have access is unadopted. There is an arrangement whereby the neighbours who use this access all contribute £150 per annum into a fund to maintain the lane.

Photographs taken September 2026 - © Symonds and Sampson







Winterhay Lane, Ilminster

Approximate Area = 2551 sq ft / 236.9 sq m (excludes carport & void)
Outbuilding = 40 sq ft / 3.7 sq m
Total = 2591 sq ft / 240.6 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). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1516029





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naea | propertymark PROTECTED
www.thelondonoffice.co.uk 40 ST JAMES'S PLACE SW1

01460 200790

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

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