



FOR SALE



Full video walk - through

Lower Chillington, Ilminster, TA19 0PU
£750,000



ORCHARDS
ESTATES

Beautiful detached character cottage in an unrivalled, idyllic rural location with delightful country views and attractive gardens and woodland of just under an acre. The cottage, lovely garden, substantial off road parking and garage are surrounded by stunning countryside. This unique family home has been sympathetically extended linking the old with the new to provide a modern fitted kitchen, cosy snug with multi fuel burner, good size living room with big windows and patio doors to really make the most of the beautiful views and a useful downstairs master bedroom with en-suite shower room. Upstairs are two double bedrooms, a bathroom and separate WC. The property has been greatly improved over recent years but still retains the charm and character of a country cottage with the added benefit of lots of space and light. The cottage enjoys attractive landscaped gardens in a woodland setting together with a detached garden room/office and lots of defined areas to create a tranquil retreat.

£750,000



LOCATION

The countryside in this part of South Somerset is rightly regarded as some of the finest in the South West, as the gently undulating landscape of South Somerset gives way to the wilder more dramatic scenery of West Dorset to the South. Chillington is ideally positioned amidst this landscape, much of which has been designated as an Area of Outstanding Beauty. The village is quietly tucked away from the A30, yet ideally positioned for good communications. The property enjoys extensive southerly views over open countryside. Crewkerne and Chard are both within easy reach: the former has a Waitrose and a good range of small independent shops making it an increasingly popular place near which to live. There is also a direct main rail link to London Waterloo. The county town of Taunton is 17 miles, with M5 motorway connection.

Entrance Porch

Half glazed door to front, side and front aspect windows with countryside views, quarry tiled floor and doors to kitchen and entrance hall.

Entrance Hall - 9' 1" x 9' 10" (2.77m x 2.99m)

Stairs to first floor with decorative balustrade and hand rail, under stairs cupboard, radiator and door to snug and kitchen.

Living Room - 20' 2" x 14' 9" (6.14m x 4.49m)

A most interesting room with sliding full height double glazed patio doors with lovely views of the countryside, front and rear aspect double glazed windows, wood burning stove, vaulted ceiling with exposed beams and steelworks, TV point, radiator and doors to rear garden and master bedroom.

Snug/Dining Room - 15' 8" x 9' 11" (4.77m x 3.02m)

Two front aspect double glazed windows with countryside views, window seat, inglenook fireplace with inset multifuel burner set on flagstone hearth and radiator.

Kitchen/Breakfast Room - 15' 0" x 14' 0" (4.57m x 4.26m)

Rear aspect double glazed window, double glazed french doors opening to the patio with countryside views. Fitted kitchen comprising a range of wall and base units with granite worktops over, Smeg stainless steel sink unit, Smeg dual fuel cooker with extractor hood, larder unit, plumbing for dishwasher, plumbing for washing machine, space for American style fridge/freezer, tiled splash backs and radiator.

Utility Room - 9' 1" x 5' 7" (2.77m x 1.70m)

Plumbing for washing machine, space for tumble dryer or fridge/freezer and oil fired boiler providing hybrid central heating and hot water, double bowl Butler style sink, WC and Air Source Heat Pump controls.

Master Bedroom - 17' 8" x 10' 1" (5.38m x 3.07m)

Front aspect double glazed window, double glazed door to side opening to parterre garden, vaulted ceiling, exposed beams, built in wardrobe and radiator.

En-Suite Shower Room

Rear aspect double glazed window, fully tiled shower (Aqualisa), pedestal wash hand basin, WC, extractor fan and heated towel rail.



FIRST FLOOR

Gallery Landing

Front aspect double glazed window, decorative balustrade and hand rail, exposed beams, airing cupboard housing hot water cylinder and access to roof space.

Bedroom Two - 15' 5" x 13' 8" (4.70m x 4.16m)

Front and rear aspect double glazed window with countryside views, laid to carpet and radiator.

Bedroom Three - 14' 10" x 9' 11" (4.52m x 3.02m)

Front aspect double glazed window with countryside views, magnificent solid elm exposed floorboards, storage cupboard and radiator.

Bathroom

Front aspect double glazed window with countryside views, bath with Aqualisa shower over, pedestal wash hand basin, tiled floor, tiled splash backs and heated towel rail.

Separate WC

Rear aspect double glazed window, low level WC, tiled floor and heated towel rail.

Parking

Block paved parking area to front and side of garage with gate leading to front door and gate to the car port and workshop.

Garage - 14' 9" x 11' 1" (4.49m x 3.38m)

Electric roller door to front, power, lighting and loft storage space.

Garden Room/Office - 13' 5" x 11' 9" (4.09m x 3.58m)

Insulated room with French doors and full width windows offering extensive countryside views, with decked area to front, laminate flooring, power, lighting, telephone point and wall mounted electric heater.

Garden

The garden has been designed to create a tranquil place and is arranged over different levels laid to lawn with natural stone retaining walls and an array of shrubs, trees and paths leading to secluded garden areas with patio, pergola and decorative pavilion. There is an additional paved patio to the front of the house which leads to a lovely parterre garden with central water feature. There is a timber framed potting and storage shed with cobbled path to the garden room/office. Another path leads into a woodland garden with mature trees and shrubs. The path leads to the top of the garden and follows the full length of the boundary hedge. Two well positioned sitting areas give outstanding views towards the Blackdown Hills and the sunset. Externally, there are beautiful water features and ponds, surrounding the property with two further outdoor shed and a workshop.

Visitor Parking Area

Opposite the property, a further parking area with a hardstanding provides space for multiple vehicles whilst a wooded area adjacent provides a tranquil area for contemplation.

The grounds extend to roughly 0.9 acre. The location offers privacy and seclusion in a rural setting with the garden providing variety and colour throughout the year.

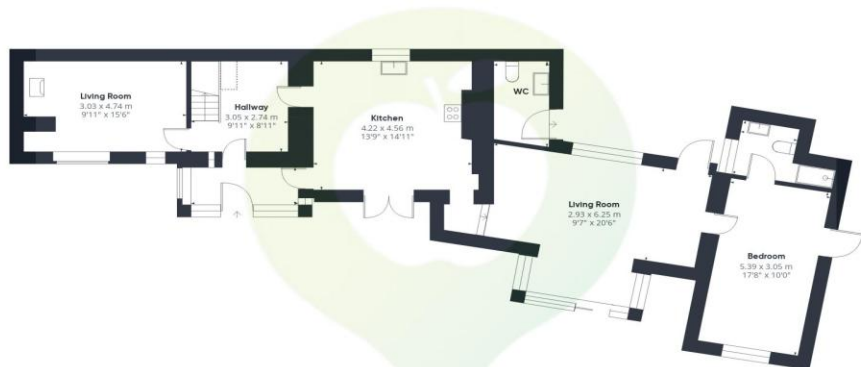
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

AGENTS NOTE

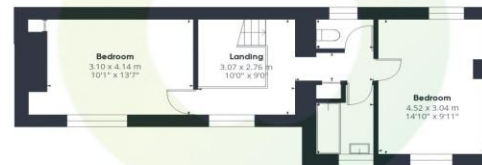
We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything that you could need to help you move.

Directions

From the centre of the hamlet of Lower Chillington, using St. James Church as your focal point, drive South West with the Church on your left hand side and take the first right hand turn. Follow this road as it bends left and right for approx 150 metres. The house will be found on your left hand side.



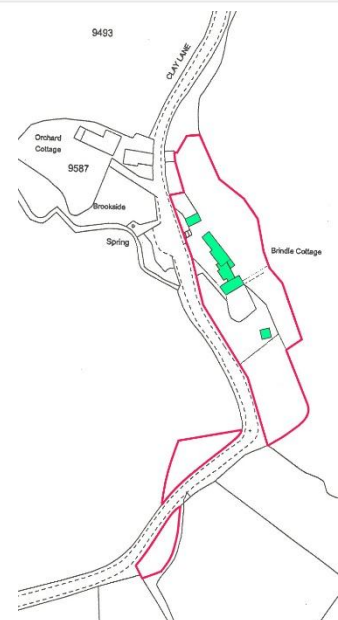
Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



Approximate total area⁽¹⁾

151.9 m²
1635 ft²

Reduced headroom

0.4 m²
4 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



01460 477977 or 01935 277977



www.orchardsestates.com



ORCHARDS
ESTATES

Consumer Protection from Unfair Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.