Symonds & Sampson



Meadow View

Puckington, Ilminster, Somerset

Meadow View

Puckington
Ilminster
Somerset TA19 9JA

Offered for sale with no onward chain. Beautifully combining the character and charm of a period home with the light, space and style of contemporary open-plan living, this extensively extended property occupies a superb plot of over half an acre in a private, edge of village location and enjoys breath-taking countryside views.

4 3 4

- Beautiful detached family home with magnificent views
- Superbly renovated and extended
- Offered for sale with no onward chain
- Exceptionally spacious and versatile layout
- Four double bedrooms, two with en suite facilities
- Set in just over half an acre
- Stunning views over the surrounding countryside
- Private, edge of village location

Guide Price £825,000
Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk







THE PROPERTY

Enjoying the best of both worlds, this beautifully extended and comprehensively refurbished family home occupies a private position on the edge of a small village, while remaining just a short drive from excellent road links, picturesque surrounding villages and the charming market town of Ilminster. Set within generous grounds extending to over half an acre, the property offers further potential to enhance the gardens or create additional outbuildings or garaging, subject to the necessary consents. Meanwhile, the stylish home and contemporary sun terrace are ready to be enjoyed from day one, allowing you to move straight in with nothing to do but unpack. Thoughtful improvements, including large replacement picture windows, the addition of a second en suite bathroom, elegant period-style fireplaces and stylish 1930s-inspired oak doors, have created a home that beautifully balances period character with the comfort and practicality of modern family living, whilst making the most of the superb position.















ACCOMMODATION

Light, bright and wonderfully spacious, this exceptional home perfectly balances the benefits of modern open-plan living with the practicality of clearly defined spaces. The thoughtful design allows the accommodation to flow beautifully while ensuring each room retains its own purpose, giving families both superb areas to come together and quieter spaces to retreat to.

The impressive redesign and extension have created a true heart of the home in the magnificent central kitchen/living space, while the original reception rooms have been carefully retained and subtly adapted. This considered approach allows natural light to flood through the property, enhancing the sense of space and connection between rooms, with seamless flooring throughout helping to unify the ground floor.

A welcoming traditional entrance hall immediately sets the tone, with herringbone engineered oak flooring flowing through much of the ground floor. A stylish period-inspired cloakroom sits neatly to one side, while the magnificent triple-aspect sitting room provides a wonderful light-filled retreat, making the most of the beautiful countryside views. A period-style open fireplace creates an attractive focal point and adds a touch of timeless character.

Beyond the hall lies the spectacular open-plan kitchen/living space, stretching the full depth of the house and offering views to both the front and rear. A bank of bi-fold doors opens the room seamlessly onto the contemporary sun terrace during warmer months, while throughout the year the lantern roof and extensive glazing maximise the natural light and surrounding views. A contemporary corner woodburning stove provides a cosy focal point when required, while the stylish kitchen is beautifully appointed with an island, quartz worktops incorporating a double butler-style ceramic sink, integrated dishwasher and washing machine, space for a range cooker and an American-style fridge freezer.

A useful side entrance area provides a practical space for coats, shoes and additional storage, while two further interconnecting reception rooms offer exceptional flexibility and could be used as additional family rooms, formal dining areas, home offices or playrooms depending on your needs.

Upstairs, the bright landing leads to four generously proportioned bedrooms. The impressive principal suite, created by combining two former rooms, now provides a luxurious retreat with far-reaching views, a feature bio-ethanol fireplace and a spacious contemporary wet room. A second double bedroom overlooks the rear garden and benefits from its own en suite shower room, with two further double bedrooms completing the accommodation.

The beautifully appointed family bathroom combines style and functionality, featuring a freestanding bath, separate quadrant shower enclosure with smart dual-head shower controls, stylish waterproof wall panels and contemporary brass-effect fittings, creating a luxurious space to relax and unwind.

OUTSIDE

Set within generous grounds extending to approximately 0.55 acres (0.22 hectares), the property enjoys a wonderful rural setting surrounded by open fields.







As part of the extensive renovation programme, a superb paved terrace has been created across the rear of the house, providing an ideal space for outdoor entertaining. Attractive raised planting beds and contemporary slatted fencing complement the terrace, creating a seamless connection with the adjoining living accommodation.

To one side of the house is the original brick-built garage, while a second prefabricated garage provides additional storage. The generous plot offers ample space and potential to construct further or replacement garaging, subject to the necessary planning permissions and consents.

A separate boiler room to the rear of the property houses the oil-fired boiler and hot water system. The gardens include a number of mature fruit trees, including apple and plum, which have produced reliable crops for many years. The remaining grounds are laid predominantly to lawn, providing a fantastic blank canvas for keen gardeners to create their ideal outdoor space or simply a wonderful area for children to play and enjoy the surrounding countryside.

SITUATION

Puckington is a small but friendly village located just North of the thriving market town of Ilminster. The village itself has a parish church and mainly consists of attractive period properties that lie within easy reach of excellent road links, and a range of local facilities. The nearby village of Barrington lies within walking distance and is renowned for its stunning National Trust property Barrington Court. It has a great community feel with popular pub “The Barrington Boar” and a well-supported village hall including additional bar at the Lyle Room, with various societies including local produce market, gardening club and amateur dramatics group. There are various village events throughout the year including a fantastic parish fete each year. Ilminster itself has a wide 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, homewares, antiques stores, clothes boutiques and gift shops as well as a town-centre Tesco store with ample free parking. Should you need to go further afield the A303 and A358 lie within east reach.

DIRECTIONS

What3words///coil.trample.country

SERVICES

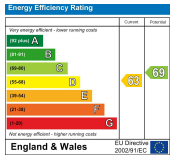
Mains electricity and water are connected. Oil fired central heating. Private drainage - due to be upgraded to a Domestic Sewage Treatment plant at the end of August 2026 and will then comply with the General Binding Rules.

Ultrafast broadband is available. The vendors have informed us that full fibre has been installed to the property. There is mobile coverage in the area, please refer to Ofcom's website for further information.

MATERIAL INFORMATION

Somerset Council - Currently Tax Band C

As is commonplace, the prefabricated garage may contain asbestos.



Meadow View, Puckington, Ilminster

Approximate Area = 2619 sq ft / 243.3 sq m
Garages = 479 sq ft / 44.5 sq m
Outbuilding = 47 sq ft / 4.3 sq m
Total = 3145 sq ft / 292.1 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: 1471898

ILM/JH/310726

RICS Regulated by RICS
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

Symonds & Sampson

Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.
All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.