

A two-story stone house with a red tiled roof. The house has several windows with white frames and shutters. A small conservatory with a grey roof is attached to the side. The house is surrounded by greenery, including a large tree on the right and a garden in the foreground. The sky is clear and blue.

Symonds
& Sampson

20 Palmer Street
South Petherton, Somerset

20 Palmer Street

South Petherton
Somerset TA13 5DD

A stylish and surprisingly spacious cottage just a short walk from the pretty village centre amenities.

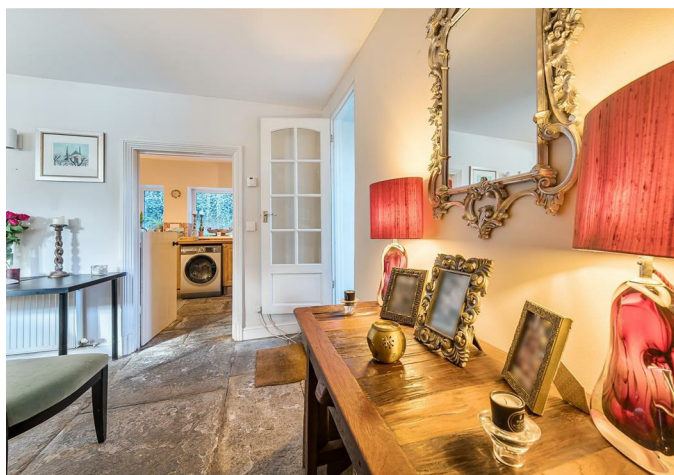


- Semi-detached period cottage
- Quiet lane, close to the pretty village centre
- Spacious and characterful accommodation
- Four bedrooms (or three with optional first floor dressing room / study)
- Flagstone floors and feature fireplaces
- Gas central heating, double glazing
- Off road parking and good size garden

Guide Price **£439,950**

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk

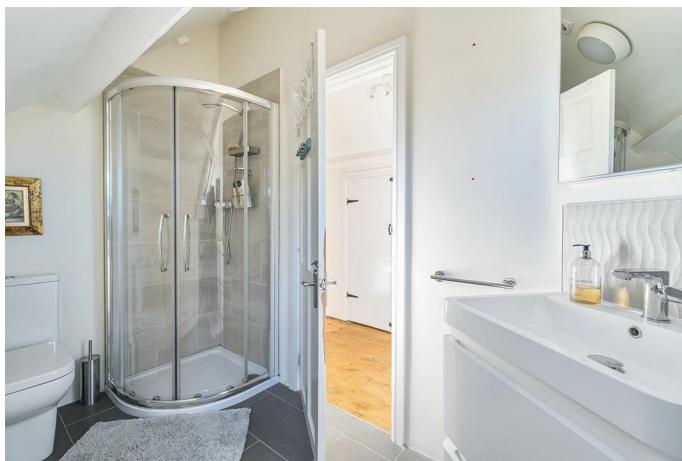


THE PROPERTY

With off-road parking and a generous, sun-filled garden, this charming and stylish cottage offers more than meets the eye. Arranged over three floors, it combines original character with versatile living space that can be tailored to suit a variety of needs —whether for family life, entertaining guests, working from home, or accommodating a lodger. Believed to date from the mid-1800s, the property is thought to have originally been two cottages later combined to create a more spacious home.

Having undergone numerous improvements in recent years, the accommodation offers particularly generous bedroom space, including a large master suite on the second floor and three well-proportioned bedrooms with an attractive family bathroom on the first floor. The ground floor balances this out by way of a side conservatory, currently used as a workroom / study space by the owner, which could equally serve as a delightful additional living area overlooking the garden.





ACCOMMODATION

A useful front porch opens through a cottage-style ledge-and-brace door into the entrance area, where practical flagstone flooring continues into a generous, light-filled living room. Currently arranged as a combined sitting and dining space, it features two doors that lead into the spacious open-plan kitchen/breakfast room at the rear, creating an easy flow throughout the ground floor. The current owner had considered opening up the layout further, but if you prefer simple repositioning of freestanding furniture allows ample room for a more formal dining area within the kitchen while keeping the front room for socialising and relaxation.



The additional conservatory off the entrance area is a real advantage, providing a wonderful connection to the garden during the warmer months. Traditional cottage stairs rise from the corner of the kitchen to the first-floor landing, with a further staircase leading up to the second floor.

At the front of the house are two well-proportioned double bedrooms, each featuring an attractive fireplace. A fourth bedroom offers a spacious single or comfortable small double—ideal for guests—though the current owner uses it as a dressing room. The adjacent family bathroom is stylishly appointed with a freestanding bath, concealed-cistern WC, and vanity washbasin, complemented by a period-style chrome towel radiator and sleek duck-egg-blue tiling.

OUTSIDE

To the side of the cottage a driveway provides off road parking. Previous owners had been granted planning permission to create a new single storey extension and additional parking to the side of the property, which has now expired, but this may be of interest to prospective buyers who might like to consider reapplying for something similar. The driveway also provides access to the garden which is located to the side and enjoys a surprisingly good level of privacy. Slightly elevated from the road, steps lead up to a more level lawned garden with rockery style raised border to one side, and raised beds for vegetable gardening along with a timber garden shed / summerhouse. Closer to the house, the path wraps around the rear of the cottage to a really useful store area with



power and light, perfect for a tumble dryer and / or extra freezer. Adjoining the back door of the cottage the small courtyard area includes an outside WC providing a handy extra set of facilities when you're out in the garden including a wash hand basin, with an adjoining extra store / outbuilding to one side.

SITUATION

This end of Palmer Street is slightly tucked-away from the main village road, being part of the quieter country lane that becomes Careys Hollow. It's within easy reach of the village centre. It's an attractive setting with a range of individual modern and period properties. South Petherton itself is a picture postcard village with excellent village amenities including OFSTED "Outstanding"

Infant and Junior schools, tennis courts and club, recreation ground, independent shops including butchers, and a co-op store. It also has a recently opened and well-regarded restaurant "Holm", a recently reopened Wine shop that opens as a Wine Bar on some evenings, and the local pub The Brewers Arms, which is also a very popular venue. The village has its own modern hospital that carries out a range of NHS services and has a useful late-opening Pharmacy. Not far away at Lopenhead is the iconic "Pip's Café" and adjoining Trading Post Farm shop loved by residents for its delicious locally sourced produce. Frogmary Green Farm on the outskirts of South Petherton offers lakeside walks and a small outdoor cafe / cake shop called Daisies. From the Esso station on the edge of the village is the regular Berry's Superfast bus service to London Hammersmith.

DIRECTIONS

What3words/////eating.tweeted.overt

SERVICES

Mains gas, electric, water and drainage are connected.

Mains gas central heating via boiler, replaced in 2019.

MATERIAL INFORMATION

Council Tax Band C

There may be CCTV / Ring doorbell recording at the time of any viewings.

Energy Efficiency Rating		Current	Potential
Energy efficiency (kWh/m ² /year)			
100-125	A		
75-100	B		
50-75	C		
25-50	D		
10-25	E		
5-10	F		
1-5	G		
Environmental impact (kg CO ₂ /m ² /year)			
100-125	A		
75-100	B		
50-75	C		
25-50	D		
10-25	E		
5-10	F		
1-5	G		



Denotes restricted head height

South Petherton

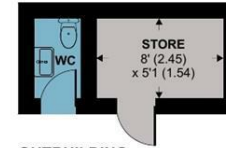
Approximate Area = 1382 sq ft / 128.3 sq m

Limited Use Area(s) = 131 sq ft / 12.1 sq m

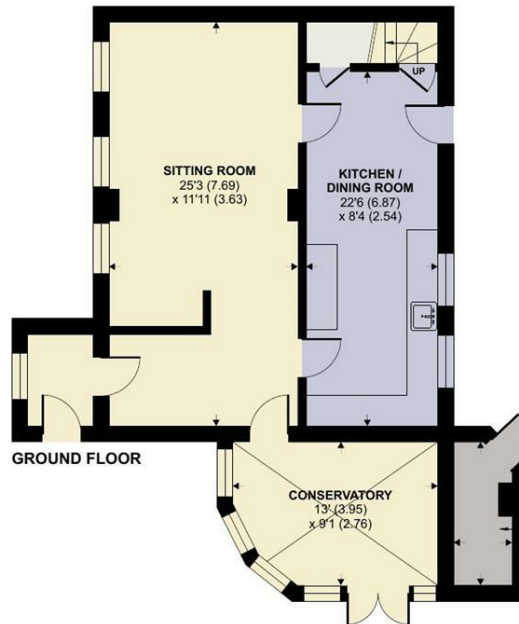
Outbuildings = 88 sq ft / 8.2 sq m

Total = 1601 sq ft / 148.7 sq m

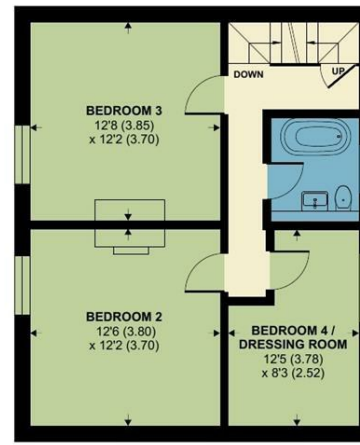
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Symonds & Sampson. REF: 1361279



ILM/AJW/211125



naea | propertymark
PROTECTED

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

01460 200790

ilminster@symondsandsampson.co.uk

Symonds & Sampson LLP

21, East Street,

Ilminster, Somerset TA19 0AN



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT