



Symonds
& Sampson

Bay Heights

Bay Hill, Ilminster, Somerset

Bay Heights

Bay Hill
Ilminster
Somerset TA19 0AT

Offering the best of both worlds, this impressive detached home in 0.44 acres (0.18 hectares) is just a short stroll from the charming town centre while perfectly placed to enjoy breathtaking countryside views. Combining mid-to-late 20th-century character with a sleek modern extension and refurbishment, it strikes a wonderful balance of style and setting.



- Set in 0.44 acres (0.18 hectares)
 - Stunning countryside views
- Within walking distance of the town centre
 - Extensively improved since 2022
- Southerly facing garden, triple garaging
- Spacious and light-filled accommodation

Guide Price **£895,000**

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

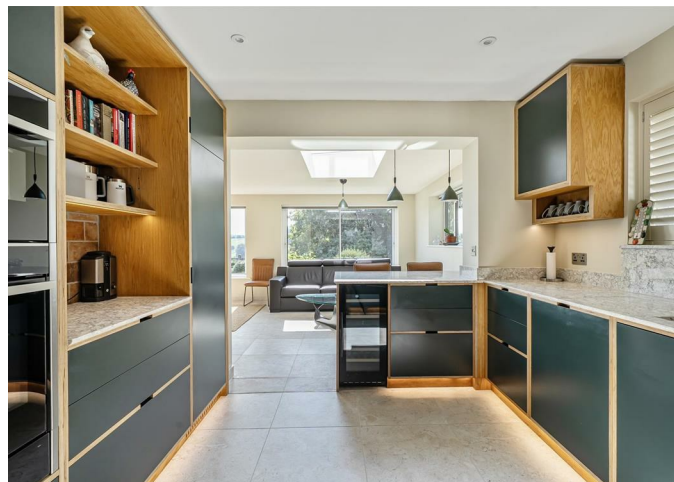
Built in 1975 by the previous owners, who were captivated by its exceptional setting, this unique home was thoughtfully designed to maximise its southerly aspect and sweeping countryside views. Generous room proportions, expansive windows that flood the interiors with natural light, and a practical layout formed the foundations that the current owners have stylishly reimagined. Their contemporary renovation has preserved the home's original core qualities while enhancing it with modern flair. An extensive list of upgrades by the current owners includes a recent extension, creating an ultra-sociable, family-friendly ground floor design, while the first floor offers more space than many four-bedroom properties, each double bedroom positioned to the rear to enjoy the outlook. For those considering future versatility, the formal dining room could serve as a fourth ground floor bedroom, conveniently located beside the downstairs shower room. The property sits within a generous plot, complete with ample parking, triple garaging, a newly designed sun terrace for entertaining, and a south-facing garden — a true haven for families and gardening enthusiasts alike.

ACCOMMODATION

A spacious porch with newly installed double glazing provides a welcoming covered area, with room for additional furniture and perfect for greeting guests. Beautiful stone flooring runs throughout much of the ground floor, complementing the stunning original parquet in the sitting and dining rooms, creating a practical yet elegant finish. The formal entrance hall features a modern staircase with glass balustrade and chic monochrome decor, bathed in natural light from the large window above. Contemporary internal doors with ribbed glass add a touch of style throughout, while useful understairs storage sits nearby.

A beautifully refurbished ground floor shower room is a useful extra set of facilities, featuring sleek cabinetry with a concealed cistern WC, wash hand basin, and double shower cubicle with dual head controls, complemented by stone and wall tiling. At the rear of the hall, a versatile working area includes a scullery/boot room — ideal as an overflow kitchen space — fitted with attractive units, marble-effect worktops, a second sink, and a multi-directional tap, as well as a water softener. A rear hall provides access to an external storage area, convenient for recycling, and a separate utility/boiler room houses both washing and tumble dryer space (if stacked) and the oil-fired Worcester boiler.

Returning to the main accommodation, a dedicated study/home office sits to one side, while a door leads into the impressive kitchen. The bespoke hand-built kitchen units are topped with durable Quartz worktops and equipped with all essential appliances, including a Neff electric oven, warming drawer, combination microwave, LPG gas burner with induction hob, dishwasher, wine cooler, full-length Liebherr fridge, Quooker hot water tap, and built-in recycling/waste drawers, as well as practical corner pull-out units. A designated coffee station and glazed display cupboards complete the space.





The kitchen opens seamlessly into the recently added rear extension, a light-filled area with triple-aspect windows, patio doors, and rooflights. A Daikin reversible air-conditioning unit provides heating and cooling as needed, making the space perfect for entertaining, relaxing, or formal and informal dining at all times of the year. This versatile room flows into the main sitting room, a beautiful double-aspect space with original parquet flooring and a Minsterstone open fireplace as a traditional focal point. Double barn-style sliding doors lead through to the formal dining room, continuing the elegant parquet flooring.

Upstairs, a spacious and bright landing includes a built-in cupboard housing the hot water system (including a 290-litre tank to meet family needs) and a separate linen cupboard with radiator and slatted shelving for airing. The master bedroom is particularly impressive, featuring built-in wardrobes, generous proportions, and a luxurious en-suite. Bathed in natural light with stunning countryside views, the en-suite is finished in neutral tones with a walk-in low-profile shower, terrazzo-style flooring, and his-and-hers vanity unit. Two



further double bedrooms enjoy lovely views, and a spacious family bathroom features a contemporary suite with bath and shower handset, separate corner shower, wall-hung vanity basin, and stylish deep-green glazed vertical tiling.

OUTSIDE

Properties along this section of Bay Hill benefit from a historic right of way across the former Dillington Estate carriage drive, accessed via the gatehouses on Bay Hill. Beyond the Dillington Estate drive, a private road provides access to this property and its neighbour. Additionally, this property enjoys a right of way over the neighbour's driveway, which leads onto its own large private drive.

The private driveway offers ample parking and turning space, as well as access to a double garage with an electric roller door and a taller single garage, suitable for a motorhome, also with an electric roller door. A lean-to store adjoins the garages and both have recently installed steel doors for security. On the opposite side, a gate opens to a back courtyard—ideal for bin storage—and

leads to another adjoining store with a window and light. This courtyard provides access to the back door of the house and continues around the side, passing the oil tank, to the extensive newly extended and re-laid patio that spans the rear of the property.

The patio is bordered by raised beds planted with shrubs, with steps down to the lawn. The gardens have clearly been productive over the years, featuring mature Magnolia and Apple trees among ornamental shrubs, as well as a small pond. At the bottom of the garden, a gate provides access to the bank and roadside at the rear for maintenance purposes. The lower section of the garden includes garden stores, a compost area, a former fruit cage, and a former vegetable garden separated by a wall from the main garden, is now mostly laid to lawn but includes an aluminium greenhouse.

SITUATION

Despite its countryside outlook, the property is conveniently situated within



walking distance of the attractive town centre, where local shops cluster around the historic market square and the 15th-century Minster church. As part of a designated conservation area, the town's distinctive charm and character are carefully preserved.

A wide range of facilities can be found within easy walking distance, including an excellent butcher, delicatessen, cheese and dairy shop, homeware and antique stores, and a variety of gift shops. The town is also served by a central Tesco with generous free parking just a short stroll away, as well as a Co-op/Peacocks store nearby. Adjacent to Tesco are the local bowls and tennis clubs, while the town also offers a public library.

Cultural amenities include the Ilminster Arts Centre—complete with a café and vibrant programme of events—and a well-supported local theatre. Dining options are plentiful, with cafés, pub / restaurants, and takeaways throughout the town.

For families, Ilminster has a recently combined primary school for children aged 4– 11, alongside several nurseries and pre-school options. There is also a superb range of private schools in the area for all age groups. Everyday services are also well catered for, with a number of hairdressers, beauty salons, a dental surgery, and a modern health centre on the southern edge of town housing two GP practices.

Regarded as one of South Somerset's prettiest market towns, Ilminster combines historic character with excellent transport links, benefitting from direct access to both the A303 and A358 which in turn lead to the M5 at Taunton and the beautiful Jurassic coast to the south.

DIRECTIONS

What3words/////mermaids.synthetic.fishery



SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating. Daikan electric heating and cooling system for garden room extension.

Ultrafast broadband is available, although a landline phone is currently not connected. There is mobile coverage in the area, please refer to Ofcom's website for more details.

MATERIAL INFORMATION

Somerset Council Tax Band E

Please note, there is CCTV at the property and this may be recording during the time of any viewings.

Not all light fittings will be included in the sale.

Energy Efficiency Rating		
Very energy efficient (lower running costs)		
A		
B		
C		
D		
E		
F		
G		
Very energy inefficient (higher running costs)		
England & Wales		

Bay Hill, Ilminster

Approximate Area = 2418 sq ft / 224.6 sq m

Garages = 514 sq ft / 47.7 sq m

Outbuilding = 45 sq ft / 4.1 sq m

Total = 2977 sq ft / 276.4 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). Produced for Symonds & Sampson. REF: 1357950



ILM/AJW/260925



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