



Symonds
& Sampson

"Berry Top" 52 High Street

Ilminster, Somerset

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52 High Street

Ilminster
Somerset TA19 9AP

Just a short walk from the pretty town centre, this modernised period property has great views and a southerly facing courtyard garden.



- End of terrace period property
- Two bedrooms plus attic room
 - Convenient for town centre
- Southerly facing courtyard garden
 - Far reaching views
- Available with no onward chain

Guide Price **£185,000**

Freehold

Ilminster Sales
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THE PROPERTY

Offered for sale with no onward chain, this super end of terrace is a real blank canvas for its new owner. Just a short, pretty walk down Berrymans Lane and Court Barton and you're in the heart of the lovely town centre with all the facilities on your doorstep, and the elevated position of this property means you get fabulous far reaching views over the town towards the local countryside too. At some point in the past the attic has been converted into a useful extra space and offers further scope for formal creation of an extra bedroom or other living space subject to the necessary consents.

ACCOMMODATION

From the entrance lobby you go straight into a well-proportioned sitting room with stripped floorboards and feature open fireplace. Under the stairs a small door opens into quite a generous understairs storage cupboard with its own window. Beyond the sitting room is a bright and airy kitchen / dining room nicely fitted with a range of modern sage green units and laminate worktops, incorporating an electric hob and oven, space for your fridge freezer and space for your washing machine. Fitted shelves to the alcoves provide the perfect space for open storage or cookery books. The rear lobby leads out to the courtyard garden and also to a very handy downstairs WC with wash hand basin. On the first floor are two bedrooms, the rear bedroom having far reaching views and a useful fitted cupboard. The original front bedroom has been subdivided at some point in history to allow for a staircase to the former loft space. This is now an attic room with rooflight window to the rear making the most of the views, and providing useful extra space.

OUTSIDE

To the rear is a low-maintenance paved courtyard garden with space for container style gardening and eating outside. It is fully enclosed and a gateway leads out onto a shared rear pedestrian access path with steps down to Berrymans Lane.

SITUATION

The property is located alongside the High Street, on the corner of Berrymans Lane which in turn leads down the hill through Court Barton into the town centre. Its elevated position affords fine southerly views across the rooftops of town towards the countryside beyond, including Herne Hill. The property is in the heart of the community, near to 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, boutiques and gift shops. There are plenty of countryside walks nearby, via the Dillington estate permitted paths and local public footpaths within easy reach.

Ilminster is also well served by a town-centre Tesco store with ample free parking. Alongside is a bowls club and tennis club and Close-by a town library. Ilminster Arts Centre is a vibrant arts venue with licensed café and there are plenty of other places to eat too, including pubs, cafes, and take-aways. The town also benefits from several hairdressers / beauty salons and a dental surgery as well as modern health centre on the southern side of the town with two doctors' surgeries. Ilminster is arguably one of South-Somerset's prettiest market towns and has everything you need for

day to day living on your doorstep. Should you need to go further afield it benefits from superb road links via the A303 and A358.

DIRECTIONS

What3words/////rigs.diplomat.brimmed

SERVICES

Mains electricity, gas, water and drainage are connected.

Ultrafast broadband is available. There is mobile coverage in the area, please refer to Ofcom's website for more details.

MATERIAL INFORMATION

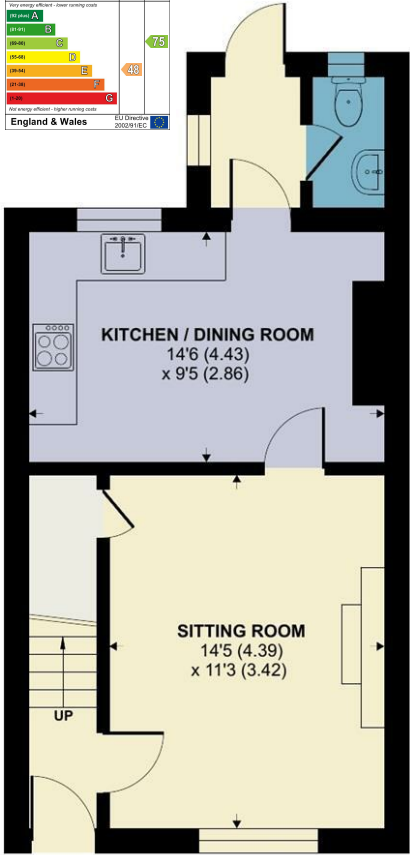
Somerset Council Tax Band B

The property is located in the town's designated Conservation Area.

The attic was converted prior to the current vendors ownership, please ask the office for further information.



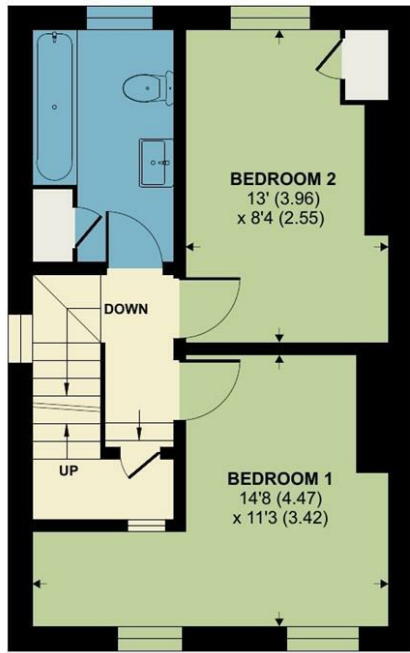
Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
A++ (91-100)		
A+ (81-90)		
A (71-80)		
B (61-70)		
C (51-60)		
D (41-50)		
E (31-40)		
F (21-30)		
G (1-20)		
England & Wales		



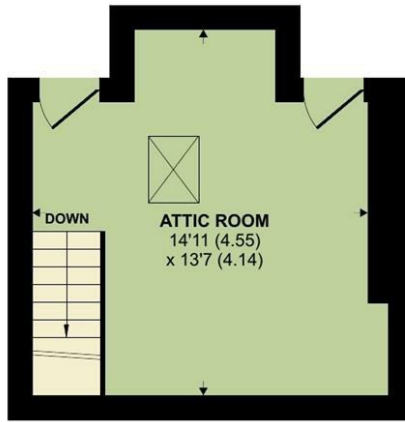
GROUND FLOOR

Ilminster

Approximate Area = 939 sq ft / 87.2 sq m
For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1392874



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