

Symonds & Sampson

4 The Old Coach Yard

Main Street, Barrington, Ilminster, Somerset

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Barrington
Ilminster
Somerset TA19 0EG

A beautifully appointed low-maintenance home with sunny garden and parking, located in one of our most sought-after villages and offered for sale with no onward chain.

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- Beautifully appointed hamstone house
- Central location in sought-after village
- Within walking distance of village facilities and countryside footpaths
- Close to NT Barrington Court
- Immaculate, recently refurbished accommodation
- Solar PV panels, allocated parking
- Sunny, corner plot gardens

Guide Price £240,000

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk







THE PROPERTY

For those seeking a manageable home in one of our most sought-after villages, this beautifully refurbished property offers an opportunity to purchase a home in turn-key condition, right in the heart of the village. A change in circumstances now presents a new owner with the opportunity to enjoy the benefits of an extensive refurbishment, which includes a beautifully appointed kitchen, stylish shower room and a host of further improvements throughout.

ACCOMMODATION

Attractive and practical travertine tiling flows from the entrance lobby through the convenient downstairs cloakroom and into the beautifully appointed kitchen/breakfast room at the front of the property. This is fitted with a range of contemporary grey units complemented by quartz worktops, incorporating an integrated induction hob and electric oven, Hotpoint washing machine and fridge freezer.

Beyond, the living room enjoys a pleasant outlook over the garden, with French doors providing direct access and allowing plenty of natural light to fill the room. An attractive timber stair bannister adds a traditional touch, while a useful understairs cupboard provides additional storage.

On the first floor, the landing gives access to the loft via a hatch. The principal double bedroom is situated at the rear and enjoys pleasant views. A cupboard over the stairs houses the hot water cylinder. The second bedroom is currently arranged as a dressing room, with extensive fitted storage cupboards and wardrobes.

The shower room has also been updated with a stylish contemporary suite, including a generous walk-in shower enclosure with glass screen and sliding door. Quartz-effect wall panelling provides an attractive, easy-maintenance finish, complemented by the tiling. Smart bathroom cabinetry incorporates a concealed-cistern WC and vanity wash hand basin.

OUTSIDE

The property benefits from two allocated parking spaces within a designated parking area, accessed via a right of way over the entrance to the Barrington Boar. A shared pathway runs along the front of the terrace to the front door, while a pedestrian gate provides convenient access to the front, side and rear of the property without the need to pass through the house.

To the side and front, a paved area provides enough space for outdoor seating if you wish, facing east and ideal for enjoying a morning coffee. The remaining space currently accommodates two substantial timber outbuildings, comprising a summerhouse and storage shed, although there is also scope to create additional garden space if desired. An external power point and water tap are also provided.

The rear gardens enjoy a sunny south-westerly aspect and a good degree of privacy. Fully enclosed, they provide a secure outdoor space and have been arranged with ease of maintenance in mind, incorporating a sandstone paved patio, gravelled areas and raised beds.

SITUATION

Barrington is one of South Somerset's most attractive conservation villages and boasts an enviable position with easy access to excellent road links via the A303 and M5/A358 and yet does not lie on a main road itself. The renowned National Trust property Barrington Court lies at one end of the village and is much more than somewhere to visit. There is a range of artisan workshops, second hand bookstore, café / restaurant, gift shop and lots of lovely spaces to enjoy the peace and quiet over a picnic perhaps. There is a super network of public footpaths criss-crossing the estate and village, excellent for dog-walking.

The Barrington Boar is a very well-respected, award winning restaurant/pub and bakery with rooms and excellent food and is just a short walk from the property. There is a thriving community spirit at Barrington with lots of things to get involved with should you wish. The village hall is very much a hub for activities and events, which include Community Coffee mornings, Gardening society, Choral society, Amateur dramatics group (The Barrington Players), Pilates, Zumba and Yoga, Table Tennis and Bridge. There really is something for everyone. There is also a very pretty parish church, and the former village school is now a well-respected children's nursery also offering wrap-around care and holiday clubs.

The nearby town of Ilminster has a full range of facilities including a wide selection of small independent shops together with two supermarket chains, bars, cafes, post office, bank, doctors' surgeries, dentist and optician. It is a vibrant local community with an abundance of cultural and activity-based pursuits centred around the Theatre, Arts Centre, Church, Primary School, Tennis and Bowls Clubs and many other community groups. Ilminster has convenient access to the M5 junction 25 just 11 miles away, and the A303 which passes nearby. Crewkerne railway station, on the Waterloo – Exeter line is 7 miles and Taunton Station on the Exeter to Bristol and Paddington lines is 13 miles.

DIRECTIONS

What3words///towers.thrilled.reshaping

SERVICES

Mains electricity, water and drainage are connected. Solar PV panels to offset electricity usage. Electric heating and hot water system.

Ultrafast broadband is available. There is mobile coverage at the property. Please refer to Ofcom's website for further information.

MATERIAL INFORMATION

Somerset Council 0300 123 2224

Council Tax Band B

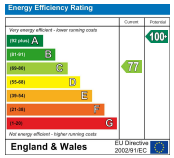
The property is located within the village's designated Conservation Area.

Photographs taken September 2026 - © Symonds and Sampson









Main Street, Barrington, Ilminster

Approximate Area = 588 sq ft / 54.6 sq m
Outbuildings = 132 sq ft / 12.2 sq m
Total = 720 sq ft / 66.8 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: 1515797





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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

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