

Symonds
& Sampson

Lympool

Forest Mill Lane, Horton, Ilminster, Somerset

Lympool

Forest Mill Lane
Horton
Ilminster
Somerset TA19 9QU

Set within beautifully established gardens of approximately 1.37 acres (0.55 hectares) on the edge of the village, this extensively enlarged detached cottage enjoys scenic vistas from almost every room, a lovely sense of space and seclusion,, and impressively spacious living accommodation.



- Substantially extended detached period cottage
 - Edge of village location
- Set in glorious grounds of c.1.37 acres (0.55 hectares)
- Ample driveway parking, garage and workshop / tool store
- Five good size bedrooms, four reception rooms
 - Sunny south-westerly aspect
- Convenient village close to excellent road links
- Future development potential subject to PP

Guide Price **£730,000**

Freehold

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THE PROPERTY

Having been under the same ownership for many years, this exceptional home is now ready for a new owner to make it their own. Occupying approximately 1.37 acres (0.55 hectares) on the edge of the village, it is surrounded by established and colourful gardens sure to appeal to those with green fingers, and is the most beautiful setting for entertaining family and friends, or indulging in outside hobbies. The original period cottage has been significantly extended over time, resulting in a spacious and versatile property both inside and out. It's the perfect "forever home" for a growing family or multi-generational living. For those who are looking at future potential of the property the vendor has sought the principle of residential development of 2 houses at the bottom of the property in the location in a pre planning enquiry (the location of which and full report can be viewed on request) in 2025, which is supported, by Somerset Council planning department subject to consideration of full plans and material planning considerations at the planning application stage.

ACCOMMODATION

Throughout the property, the traditional feel of the original period cottage remains but this is complemented by substantial extensions that provide generous, practical living space. Attractive double-glazed sash windows have been added in keeping with the character of the home. The well-considered layout allows for both communal family living and private retreat spaces, with rooms that can be adapted to suit a variety of needs. The family room and conservatory are likely to become particular favourites, making the most of the garden and countryside outlook, while each room retains its own individual appeal.

The entrance hall is located to the side of the property and features parquet flooring, with a convenient downstairs cloakroom to one side. The original front reception rooms have been opened up historically to create a spacious sitting room spanning the front of the cottage, alongside an adjoining dining room that overlooks the main west-facing garden—equally suitable as a home office if desired. The home flows well, with the dining room leading into a bright, dual-aspect family room. The large conservatory provides a wonderful connection to the patio and gardens during warmer months and is an inviting space year-round, enhanced by a recently installed wood-burning stove. The kitchen/breakfast room is well suited to family life, offering space for a dining table and finished with practical travertine tiled flooring. A rear hall leads to the driveway and includes a useful separate utility room and boiler cupboard.

Upstairs, the accommodation continues to impress, offering five well-proportioned bedrooms and a family bathroom, with potential to reconfigure the layout to incorporate en suite facilities if desired. The landing also benefits from a practical walk-in airing cupboard and access to the loft.





OUTSIDE

The glorious gardens surround the property and have clearly been a labour of love for the current owner. With many specimen trees, climbers such as Passionflower and mature Wisterias, Rhododendron, Azaleas, Camelias and Acers, all underplanted with spring bulbs meaning the gardens are a riot of colour and all year round interest. The sweeping lawns gently slope down towards the meandering brook that forms the western boundary, providing a beautiful outlook from many rooms of the house.

To the front, timber gates open onto a substantial gravelled driveway providing parking and access to the detached garage with adjoining workshop / store. Behind are the oil tank and log store as well as useful garden storage. The driveway is edged with flower borders and box

hedging, shrubs and roses whilst a pretty front garden leads through to the majority of the extensive ground on the south and west of the house. A substantial patio enjoys views across the neighbouring countryside towards the Blackdown Hills. At the bottom south-west corner of the garden there is an additional 5-bar timber gate providing access to the gardens.

SITUATION

Forest Mill Lane is a lesser used village lane on the outskirts of the village of Horton, which lies adjacent to the village of Broadway. Both villages have a good range of facilities. Each village has a thriving pub and for families there are two playgrounds, a pre-school and the well respected Neroche Primary School in Broadway. There is a post office in Horton, and a great range of clubs and societies including a thriving cricket club for those who like to get involved. There is also an NHS

medical centre within Broadway. The pretty market town of Ilminster lies just over 3 miles from the property and has a wonderful range of independent stores including award-winning butchers, delicatessen, cheese and dairy shop, and greengrocers as well as two town centre supermarkets for your everyday essentials. The village lies within a short drive of excellent road links including the A303 / A30 to the west and the A358 connecting to the south coast and to the north the M5 at Taunton.

DIRECTIONS

What3words/////reader.atlas.actor

SERVICES

Mains electricity and water are connected. Oil fired central heating. Private drainage via septic tank. Private drainage system due to be



upgraded at the end of June 2026.

Superfast broadband is available. There is mobile coverage at the property, please refer to Ofcom's website for more information.

MATERIAL INFORMATION

Somerset Council Tax Band F

A planning application reference 20/03277/FUL has been passed for development of the field opposite. Further information on this development and any other local planning applications can be found on the Somerset Council Planning Portal.

As is common when a property has been in the same ownership for many years, the title is not yet registered at HMLR and therefore the title deeds will be provided during the conveyancing process.



Energy Efficiency Rating		Current	Potential
For energy efficient (lower running costs)			
Very good (A)	92-100		
Good (B)	81-91		
Decent (C)	69-80		
Needs improvement (D)	55-68		
Below average (E)	45-54		
Below average (F)	35-44		
Poor (G)	2-34		
For energy efficient (higher rental value)			
England & Wales		EU Directive 2002/91/EC	



Horton, Ilminster

Approximate Area = 2292 sq ft / 212.9 sq m

Garage = 160 sq ft / 14.8 sq m

Outbuilding = 85 sq ft / 7.8 sq m

Total = 2537 sq ft / 235.5 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: 1433930



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