



**Rapps Barn** Rapps, Ilminster TA19 9LG

robert  
cooney



A well presented and spacious 6 bed roomed attached house of 2,700 sq ft built on the site of a former barn, located in this small hamlet mid-way between Ashill and Ilton with established South facing landscaped gardens to rear abutting open countryside, double garage and driveway parking.

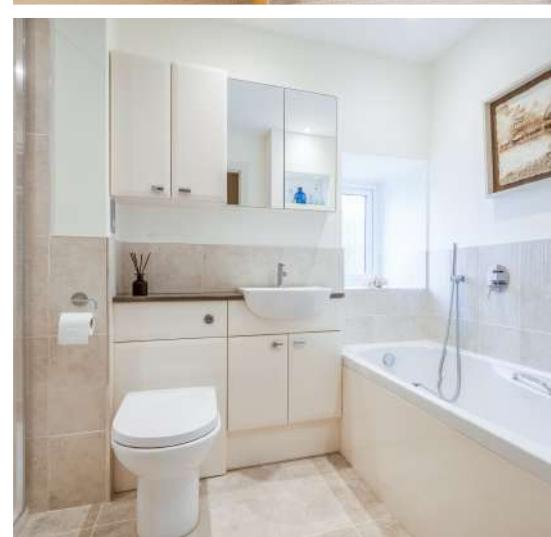




## Features

- Entrance Hall
- Living Room with inglenook fireplace, woodburner and door to garden
- Fitted Kitchen / Breakfast Room with integrated double oven and microwave, central island and granite worktops
- Utility Room with door to covered side passage
- Dining Room / Garden Room with French doors to garden
- Cloakroom
- Master Bedroom with fitted wardrobes and Ensuite Shower Room
- 5 further Bedrooms
- Family Bathroom with separate shower
- Established South facing landscaped garden to rear with feature pond, useful shed and views of surrounding countryside
- Double garage and driveway parking
- Oil fired central heating
- Double glazing
- Solar panels generating approximately £900 pa
- Council tax band F
- What3words:  
///anchovies.stormed.scarves







Rapps Barn is situated in a small Hamlet, mid-way between Ashill and Ilton, both providing local amenities including pub, primary school and village hall.

The historic market town of Ilminster can be found 3.4 miles away providing a wide range of shopping facilities, amenities and schooling.

Taunton, the County Town of Somerset, 10 miles away is a bustling, forward-looking town with excellent amenities, a good selection of independent and high street shops, distinctive restaurants, cafés, a wealth of history and sporting facilities including the County Cricket Ground.

Ilminster has convenient road access to both the M5, A303 and A358. Mainline railway stations are situated at Crewkerne 11.4 miles (London Waterloo) and Taunton 10.1 miles (London Paddington).

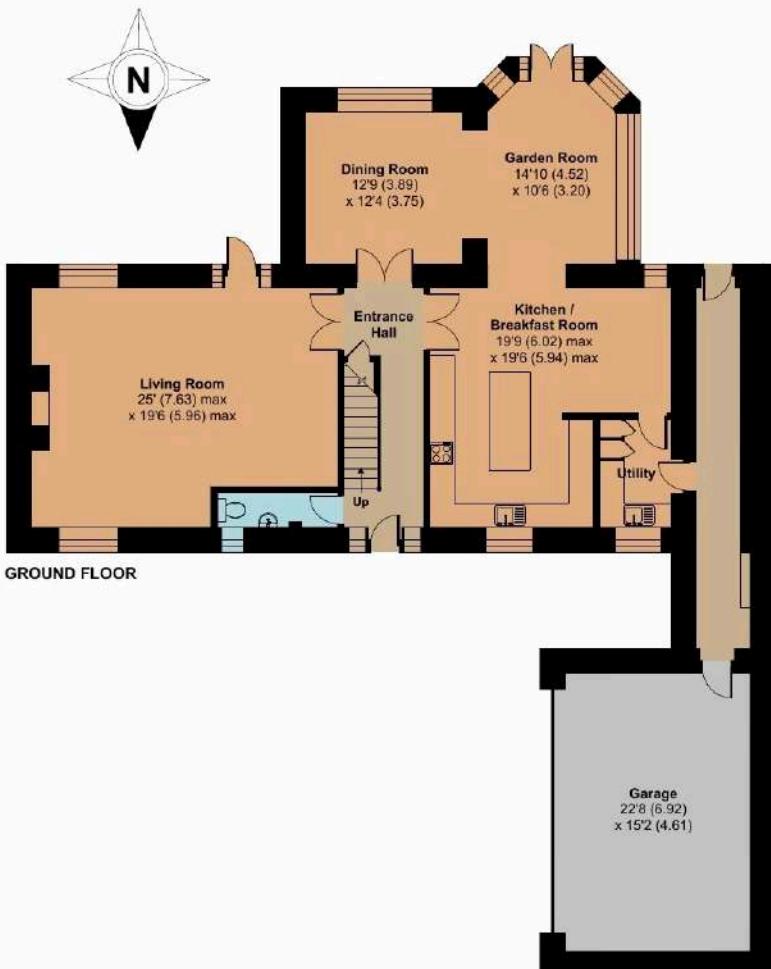
# Rapps Barn, Rapps, Ilminster, TA19 9LG

Approximate Area = 2882 sq ft / 267.7 sq m

Garage = 343 sq ft / 31.8 sq m

Total = 3225 sq ft / 299.6 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 2025. Produced for Robert Cooney. REF: 1304263



Viewing strictly through the selling agents:

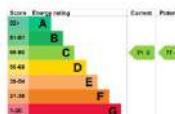
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