

Symonds
& Sampson

50 Blackdown View
Ilminster, Somerset

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Ilminster
Somerset TA19 0BB

This super family-size home is full of practical features to make everyday living as easy as possible.



- Semi-detached family size home
 - Edge of town position
- Within easy reach of town centre and countryside walks
 - Superb open-plan kitchen / dining room
 - Spacious separate utility room
 - Dual aspect sitting room with woodburning stove
- Landscaped gardens, outbuildings and driveway parking

£299,995

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THE PROPERTY

This beautifully enhanced semi-detached home offers a wealth of practical features designed to make everyday living easier – from off-road parking and ample storage to a spacious, family-friendly open-plan kitchen/dining room and a separate utility room comparable in size to many kitchens! It really is a shining example of this style of home.

ACCOMMODATION

The accommodation begins in a traditional style, with an entrance lobby leading to a dual-aspect living room positioned to one side. French doors open onto the rear garden, while a woodburning stove creates a warm and inviting focal point during the cooler months. Oak flooring extends through much of the ground floor, including the spacious and sociable open-plan kitchen/dining room.

Believed to have originally comprised two separate rooms, this impressive space is both practical and beautifully light, with a south-facing bay window drawing in an abundance of natural light. Contemporary off-white gloss units are paired with solid wood worktops and metro-tiled splashbacks, incorporating an integrated dishwasher and space for a range cooker. A superb walk-in pantry provides additional stylish storage, complemented by an adjacent understairs cupboard – perfect for keeping essentials (or a favourite tippie!) neatly tucked away.

Beyond the kitchen, a rear lobby gives direct access to the driveway, ideal for unloading shopping, and includes a downstairs cloakroom. An adjoining coat cupboard offers further storage and may present potential to create an additional ground-floor shower room if desired. The generously proportioned utility room rivals many kitchens in size, fitted with complementary units, solid wood worktops and a ceramic butler sink. There is space for three under-counter appliances, such as a washing machine, tumble dryer and freezer, and it also houses the Worcester gas central heating boiler.

Upstairs, the landing benefits from a large built-in under-eaves cupboard, ideal for linen storage, along with a further shelved cupboard. The family bathroom is well-appointed with a corner bath and separate shower cubicle. There are three well-proportioned bedrooms, including two doubles and a generous single, enjoying rearward views across neighbouring gardens towards the farmland of the Dillington Estate.





OUTSIDE

The property occupies a slightly elevated, triangular-shaped plot, providing a generous frontage with a tarmac driveway offering off-road parking and access to a highly useful timber outbuilding. The front garden features retaining walls and planted borders, including herbs, tayberry canes and an apple tree, with steps leading up to the front door.

Beyond the driveway, a gate opens into an attractively landscaped rear garden, with a patio and decking area directly adjoining the house, complemented by a modern steel pergola providing welcome summer shade. Steps rise through raised borders to a lawned area, while an upper decked seating space lies beyond,

tapering slightly into a practical working area with a greenhouse and a further useful timber shed.

SITUATION

Tucked away on the northern edge of the town, the property lies away from busy traffic in a mature residential area. A walk along the nearby public footpaths takes you down into the town centre. As well as public footpaths in the local area, the Dillington Estate offers several kilometres of permissive footpaths, making this an ideal location for dog walkers.

Blackdown View lies approximately quarter of a mile from the heart of the community, where there's 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, clothes boutiques and gift shops. 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 and drink too, including pubs, cafes, and take-aways.

DIRECTIONS

What3words/////tomato.fenced.bedsread



SERVICES

Mains gas, electricity, water and drainage are connected.

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

MATERIAL INFORMATION

Somerset Council Tax Band B



Energy Efficiency Rating	
Current	Potential
69	83
<small>Energy Efficiency Rating Legend:</small> A (Green), B (Light Green), C (Yellow-Green), D (Yellow), E (Orange), F (Red-Orange), G (Red), H (Dark Red), I (Black)	
<small>England & Wales</small> <small>EU Directive 2002/91/EC</small>	



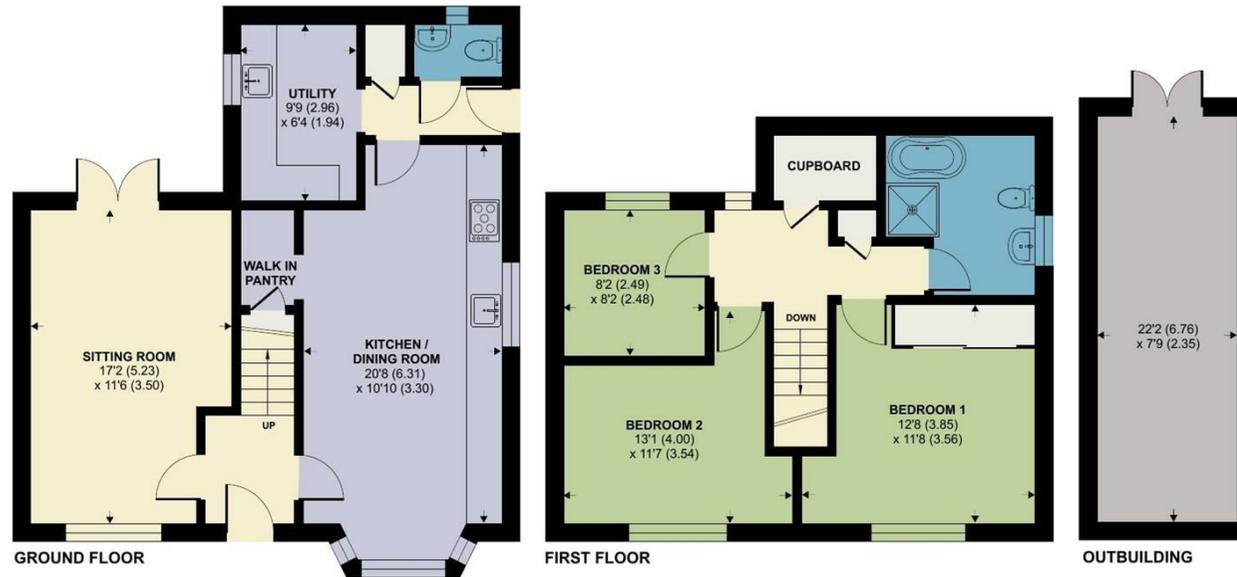
Blackdown View, Ilminster

Approximate Area = 1107 sq ft / 102.8 sq m

Outbuilding = 171 sq ft / 15.8 sq m

Total = 1278 sq ft / 118.6 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). © nchecon 2026. Produced for Symonds & Sampson. REF: 1415724



ILM/AJW/200226



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