

Symonds  
& Sampson



# Brymar

Listers Hill, Ilminster, Somerset

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Listers Hill  
Ilminster  
Somerset TA19 0EN

A stylish, practical home for modern family-living, lying within walking distance of the pretty town centre and local countryside.

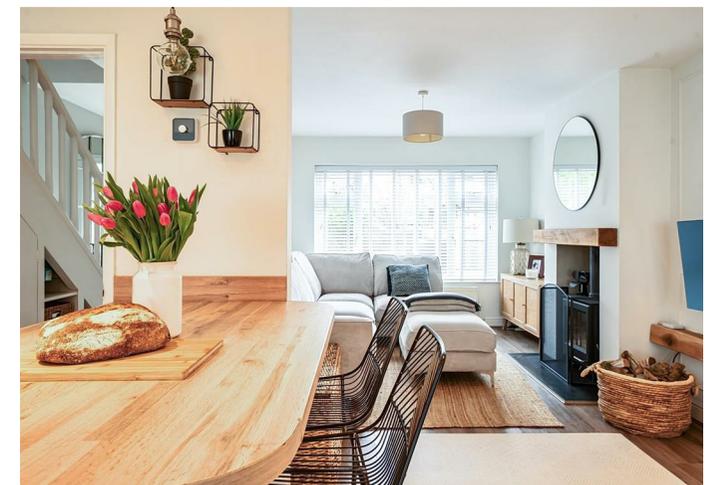


- Stylish semi-detached home
- Ideal, family-friendly layout
- Stunning open-plan kitchen / breakfast / dining room
  - Utility area and downstairs WC
  - Sitting room with woodburning stove
- Well-landscaped garden and driveway parking

Guide Price **£310,000**

Freehold

Ilminster Sales  
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## THE PROPERTY

Having been transformed by the current owners over the past 6 years, this super stylish home would be perfect for a family, or those looking to downsize and be within easy reach of everything this lovely town has to offer. Striking the balance perfectly between open-plan living and functional spaces, it offers bright and airy accommodation over two floors with a well-landscaped garden at the rear.

## ACCOMMODATION

A welcoming storm porch leads into a traditional entrance hall with wood-effect flooring and practical understairs storage. From here, the home opens into a generous, open-plan kitchen and living space, thoughtfully designed for modern family life. The kitchen features contemporary neutral units with complementary worktops, a ceramic sink, space for a range cooker and dishwasher, and a handy alcove for an upright fridge freezer. A breakfast bar offers a relaxed spot for casual meals and friendly conversation, while there's plenty of room for a formal dining table for family gatherings.

The sitting room at the front of the house flows seamlessly from the kitchen and boasts a wood-burning stove with an oak mantelshelf, perfect for cosy evenings. At the rear, a bright UPVC double-glazed conservatory extends the living space and opens directly onto the landscaped garden, ideal for summer entertaining or relaxing outdoors.

Practicality is also at the heart of the home, with a rear lobby and utility area offering space for a washing machine and tumble dryer, and a convenient downstairs cloakroom—perfect for little ones or those who enjoy an active outdoor lifestyle.

On the first floor, the modern, light and airy decor continues with three bedrooms including two double rooms and a single room to the front with useful fitted storage making the most of the space over the stairs. The bathroom has been attractively modernised with white suite including a shower over the bath and vanity wash hand basin with concealed cistern WC. Stylish metro-tiling completes the timeless look.

## OUTSIDE

To the front, an attractive and hardwearing patterned concrete driveway provides off road parking and turning space, alongside a shrub border and chippings. Paved pathways lead to a useful recycling store at the front, and to the side gate which keeps the rear garden nicely enclosed. At the rear of the property is an outside tap, and the garden has been thoughtfully landscaped to create more practical level areas suitable for all the family. On the lower area is a spacious lawn and patio with a shed to one side sat on its own hardstanding. There is a useful partly covered storage area to one side of the steps which lead up through the rendered retaining wall to a substantial sun terrace with low level modern fencing perfect for making the most of the sunshine for much of the day. Beyond is an upper deck ideal for relaxation and entertaining, with mature evergreen hedging beyond.

## SITUATION

The property is situated towards the southern edge of Ilminster, but just a half-mile stroll—or a short drive—into the charming market town centre. The town offers a wide variety of independent shops, primarily clustered around the market square and the 15th-century Minster Church. Here, you'll find everything from an award-winning butcher, delicatessen, and cheese and dairy shop, to homewares, antiques, clothing boutiques, and gift stores. For everyday essentials, Ilminster also has a town-centre Tesco with ample free parking.

Nearby amenities include a bowls club, a tennis club, and the town library. The market square, just a short walk away, doubles as a hub for local bus services to neighbouring towns and the Berry's Superfast coach service to London. Mainline train stations are accessible at Taunton (serving London Paddington, Bristol, Bath, and more) and Crewkerne (serving London Waterloo, Exeter, etc.).

For arts and culture, Ilminster Arts Centre is a vibrant venue with a licensed café, and the town offers numerous other places to socialise, including pubs, cafés, restaurants, and takeaways. Healthcare needs are catered for with a modern health centre on the town's southern side. Families benefit from the recently merged Herne View Primary School.

Ilminster is widely regarded as one of South Somerset's most picturesque market towns, offering everything required for daily life on your doorstep. For longer journeys, excellent road links are available via the A303 and A358 and the beautiful Jurassic coastline is can be reached in around 30-40 minutes drive.

## DIRECTIONS

What3words/////dizzy.pampered.card

## SERVICES

Mains electricity, gas, water and drainage are connected.

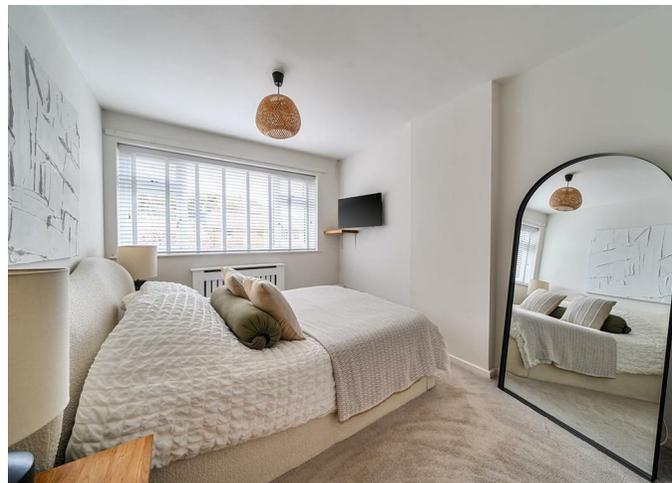
Ultrafast broadband is available. There is mobile coverage at the property. Please refer to Ofcom's website for more information.

## MATERIAL INFORMATION

Somerset Council Tax Band C

Please note, for conveyancing purposes the garden is owned over two separate Land Registry title numbers, which is not uncommon, as the rear area was acquired by the property as extra garden around 20-30 years ago by a previous owner.

If you are working to a particular timescale for completion please speak to the office, as the owners will be requiring completion from mid-September 2026 onwards. However, we understand there will be no onward chain.

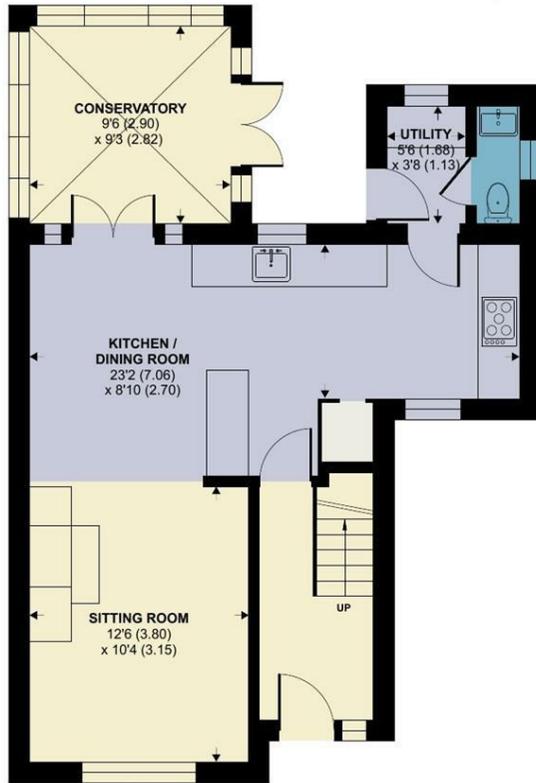


Energy Efficiency Rating		Current	Potential
The energy efficiency class (letter rating) is based on the energy efficiency of the property.			
A	92-100	74	
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	22-38		
G	1-21		
Minimum energy efficiency class: England & Wales			

# Brymar, Listers Hill, Ilminster

Approximate Area = 963 sq ft / 89.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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: 1421209



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