

Symonds & Sampson

17 Love Lane

Ilminster, Somerset

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Ilminster
Somerset TA19 0AR

A quirky Grade II listed cottage with generous gardens and parking, overlooking the Shudrick Valley and just a short walk from the pretty town centre facilities.

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- Grade II listed semi-detached cottage
- Close to pretty town centre with facilities close at hand
- Countryside views to rear
- Good size, sunny gardens
- Ample driveway parking and garage

Guide Price £325,000
Freehold

Ilminster Sales
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THE PROPERTY
Believed to date back to the late 17th century, this semi-detached cottage is has plenty of outdoor space and enviable views, located just a short walk from the pretty town centre. Offered for sale with no onward chain, it's the perfect buy for those looking to downsize and retain that "country" feel whilst making the most of having all the town's facilities on your doorstep.

ACCOMMODATION
On a day to day basis, you're likely to enter from the rear into the rear lobby with attractive, well modernised ground floor bathroom and adjacent useful utility area. This has ample room for both a washing machine and tumble dryer, and houses the wall mounted gas central heating boiler.

The kitchen / dining room has been updated with a range of more contemporary fitted units and black granite effect laminate worktops incorporating black composite sink and drainer. There's space for both a dishwasher and fridge freezer and further space for a new hob and electric oven to be fitted. A useful area under the stairs can take a breakfast table or alternatively a larger table for family dining could be accommodated in the centre of the room.

Adjacent is a well-proportioned dual aspect sitting room, currently with modern electric fireplace and views to the rear over the garden and valley beyond.

A spacious first floor landing leads to three good size bedrooms including a particularly generous main double room, and offering scope for a bathroom to be installed on the first floor subject to any necessary consents.

OUTSIDE
Occupying a generous southerly facing plot, there is ample parking / driveway space to one side with a timber garage offering scope for replacement or enlargement subject to the necessary consents. The gardens are predominantly lawned with a large sun terrace / paved patio across the rear of the cottage perfect for entertaining and outside dining from dawn 'til dusk. There is also an outside tap. To one side is a gravelled seating area, summerhouse and additional greenhouse.

SITUATION
The cottage is tucked away close to the end of a no-through lane close to the town centre and yet a short walk from countryside footpaths. It is within easy reach of the heart of the community, near to 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 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 too, including pubs, cafes, restaurants and take-aways. The town also benefits from several hairdressers / beauty salons and a dental surgery as well as a modern health centre on the southern side of the town with two doctors' surgeries.

DIRECTIONS
What3words//////uplifting.hillside.sundial

SERVICES
Mains electricity, gas, water and drainage are connected. The water pipe serving the property is a private pipe that crosses the seller's retained land, enters the property and passes through it, serving other parts of the seller's retained land. The water supply to the property is individually metered

Ultrafast broadband is available. There is mobile coverage in the area, although you may prefer to use Wifi calling indoors. Please refer to Ofcom.org.uk for further information.

MATERIAL INFORMATION
Somerset Council Tax Band C

The property is Grade II listed and located in the town's designated conservation area.

Local buyers are likely to already be aware of the situation with regards to planning in the Shudrick Valley having been refused on appeal back in 2014. Those who are not aware of the local planning history are welcome to check the current local plans via the Somerset Council planning portal in order to satisfy themselves.

The existing title number covers the house and majority of the garden, but the adjoining driveway and garden area is owned by the same vendor on a separate title and will be sold alongside the cottage.

We are aware of a query over the title plan, which is currently under investigation with HMLR. Please contact the office and we would be happy to explain the situation during a viewing of the property.

The property was previously let long term and there may not be any guarantees or paperwork for any previous works carried out during the tenancy. Please contact the office for further information.







Love Lane, Ilminster

Approximate Area = 1087 sq ft / 100.9 sq m
Outbuilding = 140 sq ft / 13 sq m
Total = 1227 sq ft / 113.9 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 Symonds & Sampson. REF: 1318448





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