

Symonds & Sampson

Barn Cottage

Upton Lane, Seavington, Ilminster, Somerset

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Upton Lane
Seavington
Ilminster
Somerset TA19 0PZ

A well-proportioned and deceptively spacious attached barn conversion tucked away off a no-through road in this sought-after village offering spacious rooms and a pretty lower-maintenance garden.

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- Attached barn conversion
- Set off a no-through lane in a popular village
- Well-proportioned accommodation of 1781.00 square feet
- Superb master bedroom with en suite and walk-in wardrobe
- Within half a mile of community shop and village hall
- Excellent road links nearby
- Integral garage, adjoining utility and parking

Guide Price £400,000
Freehold

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THE PROPERTY

This attractive barn conversion is quietly positioned in a tucked-away setting, with a pretty side garden and an integral garage. Whether you are seeking a secure and easily managed “lock-up-and-leave” home, or a more spacious character property that is still relatively low maintenance, this home could be an ideal choice for you.

ACCOMMODATION

Tucked away from passing traffic, the property is set back from a no-through lane behind a garden that lies to the side of the house, and gravel driveway. A UPVC double-glazed front door opens into a spacious entrance hall with a turning staircase, useful under-stairs storage, and a downstairs cloakroom fitted with a heritage-style suite.

The well-proportioned sitting room enjoys a southerly aspect with French doors opening onto the rear garden, along with a feature fireplace set within the chimney breast. A separate dining room lies to the front of the property, while the kitchen/breakfast room overlooks the rear garden and is fitted with a range of light wood units and worktops, with space for appliances and a breakfast table. A utility area provides further storage, a sink, plumbing for a washing machine, and internal access to the integral garage.

Upstairs, a galleried landing leads to three double bedrooms. The principal bedroom is particularly impressive and benefits from a walk-in dressing area and en-suite shower room. The remaining bedrooms are served by a family bathroom, which includes a bath with shower over and Velux window providing natural light. Both additional bedrooms enjoy a lovely bright southerly aspect with exposed beams. The landing also provides useful built-in storage and potential space for a small study or reading area.













OUTSIDE

The property is approached via a gravel driveway, which is privately owned by this property with the neighbouring property retaining a right of way across to access their own section of driveway beyond. There is additional space to park to one side of the driveway, provided it does not obstruct the access.

The integral garage has an up-and-over door to the front and benefits from power connected, a rear window for natural light, and a useful internal door connecting through to the utility room.

The pretty garden is situated to the west side of the property and is fully enclosed by fencing. It features well-stocked borders together with a selection of ornamental trees and shrubs. A patio area is positioned adjacent to the sitting room doors, providing an ideal spot for outdoor dining and relaxation.

SITUATION

Seavington is an attractive village made up of two small parishes, Seavington St Mary and Seavington St Michael, both with their own parish churches and sharing a lovely community shop and café, recreation ground with children's playground, village hall and pub. Nearby, the pretty village of South Petherton also offers a range of day to day amenities although almost equidistant is the Medieval market town of Ilminster, the centre of which is dominated by the ancient Minster and a thriving range of independent stores including butchers, delicatessen, hardware store, antiques and homeware stores as well as two supermarkets. Ilminster has a convenient road access to both the M5, junction 25 lies 13 miles to the north-west and 1 mile to the A303, now dual carriageway most of the way to the M3. There is a mainline railway station at Crewkerne c.5 miles (London Waterloo) which also has a









Waitrose supermarket, and the county town of Taunton c.15 miles has a further mainline station (London Paddington) and a wider range of shopping facilities. Bath, Bristol and Exeter offer excellent cultural and shopping facilities within approximately an hour's drive. The World Heritage designated Jurassic coastline lies c.20 miles to the south.

DIRECTIONS

What3words//////shaves.chatters.reckons

SERVICES

Mains water, drainage and electricity are connected.

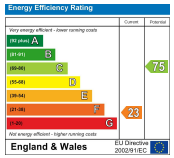
Ultrafast broadband is available. There is mobile coverage in the area, please refer to Ofcom's website for further information.

MATERIAL INFORMATION

Somerset Council - Band E

Barn Cottage Upton Lane, Seavington, Ilminster

Approximate Area = 1781 sq ft / 165.5 sq m
Garage = 163 sq ft / 15.1 sq m
Total = 1944 sq ft / 180.6 sq m
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Symonds & Sampson. REF: 931902

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