

9 West End View

Barrington, Ilminster, Somerset

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Barrington
Ilminster
Somerset TA19 0JQ

A significantly extended semi-detached house on the edge of one of our most sought after villages, offering practical and stylish accommodation just perfect for modern family living.

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- Significantly extended semi-detached house
- Edge of village location with countryside views
- One of our most sought after villages
- Close to countryside walks
- Four bedrooms including principal bedroom with en suite
- Stylish and practical semi-open plan living
- Attractive gardens and driveway parking

Guide Price £390,000
Freehold

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THE PROPERTY

If you're looking for a stylish family home, this super semi offers a great blend of space, character and practicality. The significant extension carried out in 2009 almost doubled the footprint of the original house and has created a wonderful semi-open plan ground floor layout providing great versatility.

ACCOMMODATION

For everyday convenience, you're likely to enter the property via the rear, into a spacious utility area with ample space for both a washing machine and tumble dryer, together with a useful downstairs cloakroom.

From here, the accommodation opens into a generous kitchen/breakfast room fitted with an attractive range of country-style units topped with solid timber worktops. Features include a traditional Butler sink, a full size dishwasher, space for an electric range cooker and provision for an integrated under-counter fridge, while there is also plenty of room for a full-size American-style fridge freezer. A large walk-in understairs cupboard offers excellent storage and could easily be transformed into a stylish walk-in pantry.

A wide breakfast bar provides an informal dining area and creates a natural divide between the kitchen and the impressive open-plan living space beyond. This light and airy dual-aspect room offers plenty of space for both family dining and comfortable seating, making it an ideal hub for everyday life and entertaining. Sliding patio doors open directly onto the extensive decked terrace, seamlessly connecting the interior with the garden and creating the perfect setting for summer gatherings.

Stairs rise from the kitchen to the first floor, while an additional reception room with wooden beams provides valuable flexibility. Whether used as a snug, playroom, media room or home office, it offers adaptable accommodation to suit a variety of lifestyles and stages of the home-buying ladder.

The first floor blends character with practicality. Within the original part of the house is a charming double bedroom featuring an elegant Art Nouveau-style fireplace, picture rail and delightful far-reaching views, alongside the family bathroom, which is fitted with a white suite and shower over the bath. Two further double bedrooms enjoy the attractive westerly outlook, including the principal bedroom, which also benefits from an en suite shower room. The fourth bedroom is a comfortable single and would equally make an ideal study, nursery or dressing room to the principal suite.

OUTSIDE

The property occupies a generous plot with gardens to both the front and rear. The property is most conveniently approached from the rear from Morris Close, where a gravel driveway provides off-road parking alongside an area of lawn. This space could easily be enclosed with additional fencing and gates if desired, and is currently bordered by a variety of shrubs, including young evergreen laurels. A timber garden shed provides useful storage, while a patio adjoining the house offers an ideal spot for outdoor seating. A side gate leads through to the principal private garden.

Thoughtfully landscaped over a number of years, the south-westerly facing garden offers an excellent degree of privacy and has been designed with a contemporary feel. Extensive decking and seating areas are complemented by a central lawn, beautifully framed by lavender and a selection of sun-loving plants, including eucalyptus. Taking centre stage is a magnificent mature wisteria, which creates a spectacular display throughout the spring and summer months. Fully enclosed, the garden also enjoys delightful views westwards across the surrounding countryside.

SITUATION

Barrington is one of South Somerset's most attractive conservation villages and boasts an enviable position with easy access to excellent road links via the A303 and M5/A358 and yet does not lie on a main road itself. The renowned National Trust property Barrington Court lies at one end of the village and is much more than somewhere to visit. There is a range of artisan workshops, second hand bookstore, café / restaurant, gift shop and lots of lovely spaces to enjoy the peace and quiet over a picnic perhaps. There is a super network of public footpaths criss-crossing the estate and village, excellent for dog-walking.

The Barrington Boar is a very well-respected, award winning restaurant/pub and bakery with rooms and excellent food and is just a short walk from the property. There is a thriving community spirit at Barrington with lots of things to get involved with should you wish. The village hall is very much a hub for activities and events, which include Community Coffee mornings, Gardening society, Choral society, Amateur dramatics group (The Barrington Players), Pilates, Zumba and Yoga, Table Tennis and Bridge. There really is something for everyone. There is also a very pretty parish church, and the former village school is now a well-respected children's nursery also offering wrap-around care and holiday clubs.

The nearby town of Ilminster has a full range of facilities including a wide selection of small independent shops together with two supermarket chains, bars, cafes, post office, bank, doctors' surgeries, dentist and optician. It is a vibrant local community with an abundance of cultural and activity-based pursuits centred around the Theatre, Arts Centre, Church, Primary School, Tennis and Bowls Clubs and many other community groups. Ilminster has convenient access to the M5 junction 25 just 11 miles away, and the A303 which passes nearby. Crewkerne railway station, on the Waterloo – Exeter line is 7 miles and Taunton Station on the Exeter to Bristol and Paddington lines is 13 miles.

DIRECTIONS

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SERVICES

Mains electricity, water and drainage are connected. LPG gas central heating.

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

MATERIAL INFORMATION

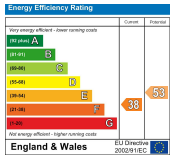
Somerset Council - Currently Tax Band C

There is a wayleave for the telegraph pole in the corner of the garden.









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Approximate Area = 1361 sq ft / 126.4 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: 1493870





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