

Symonds
& Sampson



Moolham Farm

Moolham Lane, Moolham, Ilminster, Somerset

Moolham Farm

Moolham Lane

Moolham

Ilminster

Somerset TA19 0PD

Set in just under an acre of beautiful grounds, this 1920's detached country residence offers period elegance and space in abundance, including private gardens, outbuildings and a detached two bedroom annexe.



- Offered for sale with no onward chain
- Detached country residence dating from the 1920's
 - Spacious and practical accommodation
 - Generous and private grounds
 - Impressive driveway, barn and outbuildings
 - Additional two bedroom detached annexe
 - Set within 0.95 acres (0.38 hectares)

Guide Price **£875,000**

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

Set in a rural yet accessible hamlet, with a myriad of countryside walks and good road links nearby, this detached country property dates from the "roaring twenties" and is as perfect now for accommodating and entertaining family and friends now as it was in its heyday. Spacious rooms, high ceilings and a practical, light-filled layout make this property a great find whether you need multi-generational living space, run a business or two from home, or have an eye for future income.

ACCOMMODATION

The traditional front door is framed by a stone-pillared portico, leading into an entrance hall that exudes period charm, complete with original geometric tiles and paneling. An elegant turning staircase, adorned with a decorative frieze, ascends to the first floor and incorporates useful understairs storage. The generously proportioned drawing room features a square bay window that floods the space with natural light and takes full advantage of the southerly views across the hamlet and surrounding countryside. The original open fireplace remains in situ, as does the fireplace in the spacious formal dining room—or billiard room—across the hall. Double doors from this room open into a delightful sunroom, ideal for morning coffee and overlooking the charming gardens. At the rear of the hall, two further reception rooms offer flexibility. What may have originally been the kitchen now serves as a generously sized study or library, while an adjoining office with a large WC could easily be converted into a ground-floor shower room and bedroom suite, perfect for a dependent relative. With its own access from the rear courtyard, this space is also ideal for home-based businesses that require client access separate from the main living areas.

On the west side of the house, a stunning open-plan kitchen and dining room has been enhanced by a recent oak-framed garden room, seamlessly bringing the outdoors in and offering lovely views of the garden. This bright, family-friendly space is perfect for entertaining, extending naturally onto the sunny patio and gardens. The natural oak of the garden room is complemented by elegant oak herringbone parquet flooring in the kitchen. The kitchen itself is fitted with a designer Clive Christian kitchen, featuring high-quality solid wood cabinetry, a combination of granite and Iroko wood worktops, and high-end appliances including a Miele dishwasher, integrated fridge, Neff microwave oven, and an impressive four-oven AGA for a true farmhouse feel. In addition to the traditional Belfast sink, the large central island includes a further inset stainless steel sink for food preparation.

At the rear of the house, a hall provides convenient access to the rear courtyard, alongside a downstairs WC and a dedicated utility and boiler room.

Upstairs, the light-filled landing retains its original panelled doors and includes a spacious walk-in linen cupboard. There are four substantial bedrooms, two of which benefit from en suite facilities, making them ideal for guests or large families. The family bathroom is a good size, featuring both a double-ended bath and a separate shower cubicle.





OUTSIDE

A sweeping gravel driveway laid with Cotswold buff chippings is bordered by a brick-pillared pergola adorned with climbing roses. At the front of the main house, a central ornamental pond creates an island feature, around which the driveway allows for convenient parking and turning. Set back from Moolham Lane, the generous frontage is enhanced by thoughtfully placed beech hedging and ornamental trees, seamlessly blending the front garden with the surrounding countryside views.

To the east of the house, a smart block-paved driveway offers additional parking and leads to a detached double garage with a powered up-and-over door, along with an adjoining store featuring power, lighting, and double front doors. Discreetly screened from the main driveway by mature evergreen planting, a large timber and corrugated barn provides excellent storage for equipment and also benefits from power and lighting.

At the rear of the property, the original outbuildings—retaining their traditional latch doors—have been repurposed into a range of practical spaces, including a gardener's WC, a compact office or boot room with storage, and a further walk-in store fitted with bench shelving and lighting. A neat block-paved courtyard provides access to both the rear of the house and its integral office. Adjacent to the outbuildings is an additional log store with a sliding door.

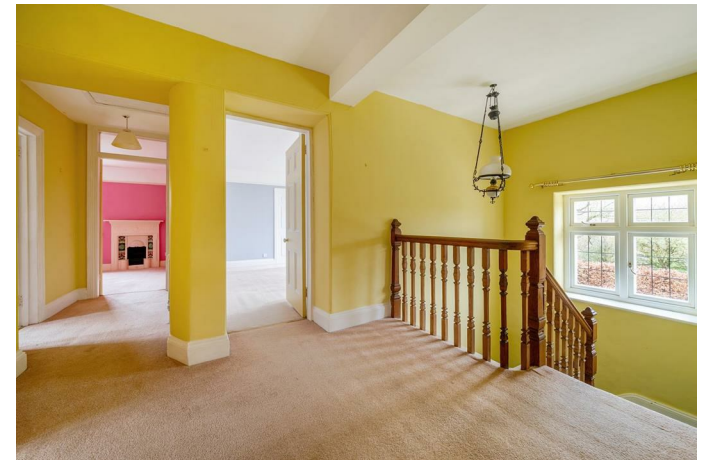
The formal gardens are a particular highlight, situated to the south-west of the property to take full advantage of the sunny aspect and far-reaching countryside views. Closest to the house, a charming spring garden extends from the driveway, planted with hellebores, shrubs, and roses for structure, and underplanted with tulips and muscari. A paved patio wraps around the west side of the house, creating an inviting sun terrace ideal for outdoor dining. Sweeping lawns and gently curving herbaceous borders lead down to a hexagonal hardstanding with additional decking and a nearby brick-built BBQ. The gardens are sheltered to the north by a natural stone bank and wall, with an upper level featuring fruit trees and a substantial timber summerhouse.

STABLE COTTAGE

At the east side of the main house, Stable Cottage is a detached two bedroom annexe perfectly placed for those with dependant relatives, errant teenagers or looking for income potential. Accessed via timber steps, there's a sheltered decking / courtyard area to one side, perfect for a bistro set or sun loungers, with a door opening into the main annexe accommodation. With its own gas central heating system, the principal living accommodation is on the first floor, with spacious open-plan kitchen / dining room and a light and airy sitting room beyond with woodburning stove. Stairs lead down to two good size bedrooms and a bathroom on the ground floor.

SITUATION

Moolham is a pretty hamlet lying in the valley of the Dowlish Brook between Ilminster and Dowlish Wake. With a myriad of countryside footpaths on your doorstep, you can take a pretty walk over to Dowlish Wake, a beautiful and sought-after village with its own facilities including a traditional and quiet pub



with accommodation "The New Inn" and a very popular Cider Mill with its own well-stocked farm shop and adjoining cafe. Perry's Cider also run various events such as Pizza evenings in their orchard during the summer months. The village sits either side of the small Dowlish Brook with its pretty 17th century packhorse bridge, and a pleasant stream running past many of the village properties. St Andrews Church stands at the northern end of the village with the adjacent Speke Hall acting as the village hall. The Lawrence Kellett Playing Field is a large recreation ground with football pitch and children's playground, as well as rebuilt Pavilion and Croquet Lawns. For a wider range of facilities Ilminster lies under a mile away to the north-west. It has a charming town centre, where local shops are centred around the market square and the 15th-century Minster church. There's a range of amenities, including an excellent butcher and delicatessen, a cheese and dairy shop, homewares and antique stores, and gift shops. A town-centre Tesco with ample free parking is just a short walk away, alongside a Co-op/Peacocks store. Nearby, residents can enjoy leisure facilities such as a popular bowls club and tennis club, as well as the town library. For arts

and culture, Ilminster boasts a vibrant arts centre with café and a well-supported local theatre. Dining options are plentiful, with a variety of cafes and takeaways throughout the town. Families are well catered for with a recently merged primary school for ages 4–11, along with several local pre-schools and nurseries. Additional amenities include hairdressers, beauty salons, a dental surgery, and a modern health centre on the southern side of town, featuring two doctors' surgeries. Ilminster is widely regarded as one of South Somerset's prettiest market towns, with excellent road links via the A303 and A358.

DIRECTIONS

What3words/////browsers.twitching.firebird

SERVICES

Mains electricity, gas, and water are connected. Private drainage via septic tank.

Superfast broadband is available in the area. There is mobile coverage. Please refer to Ofcom's website for further details.

MATERIAL INFORMATION

Somerset Council Tax Band F

Stable Cottage annexe was previously let and therefore currently has its own Council Tax Band B.

Energy Efficiency Rating		
Energy efficiency class	Current	Target
A		
B		
C		
D		
E		
F		
G		
England & Wales		



Moolham, Ilminster

Approximate Area = 3074 sq ft / 285.5 sq m
 Limited Use Area(s) = 45 sq ft / 4.2 sq m
 Annexe = 784 sq ft / 72.8 sq m
 Garage = 440 sq ft / 40.9 sq m
 Outbuildings = 990 sq ft / 92 sq m
 Total = 5333 sq ft / 495.4 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1434860.



ILM/AJW/240326



naea | propertymark
PROTECTED

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

01460 200790

ilminster@symondsandsampson.co.uk
 Symonds & Sampson LLP
 21, East Street,
 Ilminster, Somerset TA19 0AN



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT