



38 The Beacon



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Ilminster, Somerset TA19 9AH

Town Centre 1.5 miles. A303 1.5 miles. M5 Taunton 12 miles.
Lyme Regis 18 miles.

A most impressive five-bedroom detached family home occupying a commanding elevated position and enjoying far-reaching south-westerly views across the surrounding countryside. Set within attractive, well-established gardens, this substantial property offers spacious and versatile accommodation ideally suited to family living. Further benefits include ample parking and two garages, combining practicality with an enviable location and outstanding outlook. EPC Band D

- Spacious Family Home
- Hallway and Cloakroom
- Kitchen and Breakfast Room
- Attractive Gardens with Views
- Parking and Two Garages
- Far Distant Views
- Two Reception Rooms and Conservatory
- Five Bedrooms, Two Shower Rooms and a Bathroom
- Freehold
- Council Tax Band F

Guide Price £595,000

VIEWINGS

Strictly by appointment through the vendors selling agent. Stags, Yeovil office, telephone 01935 475000.

SITUATION

This delightful family home enjoys an enviable position on the edge of this market town, bordering open countryside and far-reaching views. The town centre is conveniently located just 1.5 miles away, providing an excellent range of shopping, leisure, and educational facilities. For commuters, the A303 is also within 1.5 miles, offering superb connections towards Exeter and London. The M5 motorway can be accessed near Taunton, approx. 12 miles to the north, where a mainline railway station provides services to London Paddington. The stunning Jurassic Coast, including the popular seaside town of Lyme Regis, lies around 18 miles to the south.

DESCRIPTION

38 The Beacon is a spacious five-bedroom detached family home, originally constructed in the mid-1950s with brick elevations beneath a tiled roof. The property benefits from uPVC double-glazed windows and doors throughout, together with oil-fired central heating via an external Grant boiler. This well-proportioned home enjoys stunning south-westerly views from all principal rooms, extending towards the Blackdown Hills and beyond. The ground floor provides excellent living space, including two main reception rooms and a conservatory, ideal for both everyday family life and entertaining. There is also a good-sized kitchen/breakfast room, along with a convenient cloakroom. On the first floor are four generously sized bedrooms, together with a fifth single bedroom, ideal as a nursery, home office, or study. The accommodation is well served by two shower rooms and a family bathroom. Outside, the property offers ample off-road parking along with two single garages. The attractive gardens have been thoughtfully landscaped and include a variety of seating and decking areas, perfectly positioned to take full advantage of the far-reaching views—particularly the beautiful evening sunsets.



ACCOMMODATION

Glazed French doors open into an entrance porch, which in turn leads via a glazed door into the hallway, flanked by attractive leaded stained-glass windows. The hallway features wooden parquet flooring and a staircase rising to the first floor, with a useful understairs cupboard. The cloakroom is fitted with a low-level WC, corner wash hand basin, tiled flooring, and a rear-facing window. The open-plan sitting/dining room is a particularly impressive space. The dining area retains parquet flooring and benefits from patio doors opening to the front. This flows seamlessly into a spacious sitting area, complete with carpeting, an attractive Minsterstone fireplace housing an inset gas living flame fire (bottled gas), and a large picture window framing the stunning far-reaching views. Glazed French doors lead through to the conservatory, which is glazed on three sides and includes French doors to the side, tiled flooring, power, lighting, and a radiator, creating a versatile year-round space.

On the opposite side of the hallway is the family room, which features a bay window to the front and parquet flooring, and leads through to the adjoining kitchen/breakfast room. The kitchen is comprehensively fitted with a 1¼ bowl single drainer sink unit with mixer tap, set within generous worktops, complemented by a range of fitted wall and base units with drawers. Appliances include a Neff induction hob with stainless steel extractor hood over, a Zanussi double oven and grill, and an integrated dishwasher, along with space and plumbing for a washing machine. The breakfast area provides a breakfast bar, a useful storage cupboard, and a window with a glazed door providing access to the side of the property. The first floor landing enjoys a rear-facing window and includes an airing cupboard housing a pressurised hot water cylinder with slatted shelving, along with access to the roof void. The family bathroom is fitted with a panelled bath with shower attachment, pedestal wash hand basin, low-level WC, bidet, and heated towel rail, with windows on two sides. There is also a separate shower room with a large tiled shower enclosure, pedestal wash hand basin, and side window. Bedroom One enjoys excellent countryside views. Bedroom Two also benefits from attractive countryside views and fitted wardrobes. Bedroom Five is ideal as a nursery, study, or home office and also enjoys lovely rural outlooks. From the landing, a door leads to an inner landing with additional loft access. This area serves two further double bedrooms—one with fitted wardrobes and superb front-facing views, and the other enjoying dual-aspect outlooks. Adjacent is an additional shower room, accessed via a sliding door, comprising a corner shower cubicle, pedestal wash hand basin, low-level WC, part-tiled walls, and a rear-facing window.

OUTSIDE

The property benefits from off-road parking, along with two single garages, both approached via up-and-over doors. One garage also features a personal side door and has been thoughtfully partitioned to create additional storage space. A wrought iron gate, positioned between the garages, opens onto steps leading up to a delightful front sun terrace, complete with an awning—an ideal spot from which to enjoy the wonderful countryside views. Below the terrace, the gardens have been attractively landscaped across a series of terraces, incorporating well-clipped shrubs, decorative white cobbled borders with uplighting, and a lower lawned garden enclosed by a combination of fencing and walling. A variety of hydrangeas add seasonal colour, while a side patio provides a perfect setting for barbecues and outdoor entertaining. Additional features include a brick and stone retaining wall, a gravelled area, and the external Grant oil-fired boiler along with the oil tank.

To the far side of the property, a pathway leads around to the rear, where there is a cold water tap, external lighting, and a concrete path. A further side lawn, complemented by gravelled borders and uplighters, leads to a raised decking area. This elevated seating space enjoys stunning westerly views and provides an idyllic setting for watching the sunset.

SERVICES

- Mains water and electricity are connected.
- Private drainage system installed in April 2023.
- Oil fired central heating
- Broadband: Standard, Superfast and Ultrafast (ofcom)
- Mobile Coverage: EE, Three, O2 and Vodafone (ofcom)
- Flood Risk Status: Very low risk (environment agency)

DIRECTIONS

What3words:///ruled.subtitle.cosmic

From Southfields roundabout on the outskirts of Ilminster, follow the signs to Ilminster town



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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