



Symonds
& Sampson

86 Station Road
Ilminster, Somerset

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Ilminster
Somerset TA19 9BQ

A fabulous Victorian home offering the best blend of period charm, practicality and contemporary living.



- Superb Edwardian terraced home
- Beautifully presented throughout
- Two generous double bedrooms
- Scope for future attic conversion subject to consents
- Handy for town, countryside and good road links
 - Driveway parking to front

Guide Price £264,995

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

This superb Edwardian home combines an abundance of character with the convenience of modern living and is beautifully presented throughout. With an eye to the future, there is also excellent potential to convert the attic space, subject to the necessary consents, providing an opportunity to adapt and extend the accommodation as your needs evolve. Already benefiting from a dropped kerb and off-road parking, this is a practical and appealing home that offers plenty to enjoy from day one, while retaining exciting potential for the future.

ACCOMMODATION

A UPVC part-glazed door opens into an inviting entrance hall, featuring an original tiled entrance floor which continues through to the original floorboards, retaining the character and charm of the property.

The entrance hall leads into a spacious open-plan reception area, incorporating both the dining and living space. The room benefits from two attractive feature fireplaces, with the fireplace in the living area currently operational, creating a warm and welcoming focal point. A charming bay window provides excellent natural light.

From the reception room, a couple of steps lead down into the attractive kitchen with adjoining optional breakfast / dining area, creating a versatile additional living space.

The kitchen is fitted with attractive solid wood worktops and benefits from a stainless-steel breakfast bar, providing additional preparation space and a more informal space for dining or socialising. There is ample space for a range of appliances, including an American-style fridge freezer, oven and washing machine. The useful space beneath the stairs is currently utilised as a pantry, offering additional storage.

The adjoining breakfast / dining space features double doors opening directly onto a porcelain-tiled patio, creating a seamless connection between the indoor and outdoor spaces.

On the first floor, the middle landing leads to the well-proportioned family bathroom at the rear. The bathroom comprises a tasteful white suite, including a stylish roll-top freestanding bath and a separate shower cubicle fitted with a rainfall shower head. The landing also provides access to an airing cupboard, with the property's gas boiler housed within.

Continuing to the first floor, there are two well-proportioned double bedrooms, both offering generous accommodation and natural light. The second bedroom is currently arranged as a dressing room, but could easily be returned to use as a comfortable double bedroom, home office or guest room depending on the owner's requirements.

OUTSIDE

The rear garden provides a beautifully presented and versatile outdoor space, beginning with a porcelain-tiled patio seating area, ideal for outdoor dining and entertaining. Beyond the patio, the garden is laid to lawn and complemented by mature, well-established flower beds, adding colour and character throughout the seasons.

Further down the garden is a gravelled seating area with pergola, creating a lovely additional space for relaxing and entertaining during the warmer months.

At the bottom of the garden is a metal storage shed, providing useful additional storage for gardening equipment, tools and outdoor furniture.

SITUATION

Station Road lies towards the western outskirts of town. There is pavement access should you wish to walk into to the town centre which lies just under a mile away. There is also excellent road links via the Southfields Roundabout which connects with the A303 and A358. Ilminster is one of South-Somerset's prettiest market towns and everything needed for day-to-day living is on the doorstep. There is a wide variety of independent stores centred on the market square and 15th century Minster Church. The town is well served by a modern health centre including two surgeries, a dental surgery, a primary school, a town-centre Tesco store, hairdressers, cafes, pubs and takeaways. The nearest mainline station is 10 minutes away in Crewkerne (London Waterloo-Exeter). Taunton Station serves Bath, Bristol and London Paddington. Within approximately a 30-minute drive lies the Jurassic Coast World Heritage site and the famous seaside town of Lyme Regis.

DIRECTIONS

What3words///tape.correctly.stub

SERVICES

Mains gas, electricity, water and drainage 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 Tax Band B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
48-54	E		
39-47	F		
31-38	G		
21-30	H		
1-20	I		
Very energy inefficient - highest running costs			
England & Wales		64	74
EU Directive 2002/91/EC			



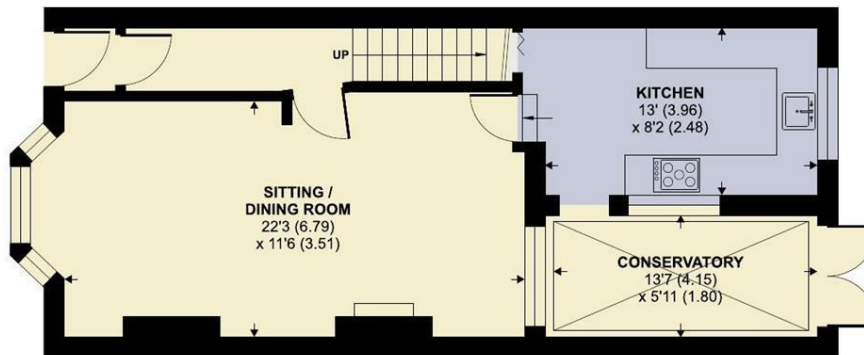
Station Road, Ilminster

Approximate Area = 1009 sq ft / 93.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND 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: 1503362



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01460 200790

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



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