

Symonds & Sampson

Venusta House

East Street, Ilminster, Somerset

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East Street
Ilminster
Somerset TA19 0AN

A beautiful Georgian townhouse, perfect for those who like the feel of the countryside being on your doorstep with the reassurance of being in the midst of a thriving and friendly community.

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- Georgian double-fronted townhouse
- Beautiful character accommodation
- Three double bedrooms, upstairs bathroom
- Additional shower room
- Well-proportioned reception rooms
- Option to rent garage separately, alongside property purchase

Guide Price £490,000
Freehold

Ilminster Sales
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THE PROPERTY

Step inside and feel instantly at home in this charming Georgian property. Beautifully combining period character with spacious, light-filled reception rooms and high ceilings, it offers a lifestyle that balances comfort and elegance. Enjoy lovely views from the principal rooms and enjoy the countryside within a short stroll, while the town centre—with its shops, arts venues, and sports facilities—is right on your doorstep. The perfect blend of town and country living.

ACCOMMODATION

The traditional central entrance hall, with its practical tiled floor, leads through to the rear of the house where a graceful Georgian staircase rises to the first floor. To one side is an impressive dual-aspect sitting room, featuring a charming window seat overlooking the front and a new wood-burning stove, perfect for cosy winter evenings. This space opens seamlessly into what would originally have been a separate reception room, now unified by oak flooring and offering ample room for a formal dining area. Across the hall, a versatile "bonus" reception room provides an ideal snug or generous home office, complete with a feature fireplace. It could also serve as an alternative dining room or, subject to the necessary consents, be opened through into the kitchen at the rear. The kitchen itself is thoughtfully designed with stylish dark blue cabinetry, incorporating an integrated fridge-freezer, dishwasher, and space for a gas cooker, complemented by a ceramic sink and smart metro tiling. The vendors are happy to include the gas cooker in the sale.

Beyond the rear hall, a bright and airy rear lobby with a double-glazed roof and windows opens onto the courtyard garden. This flexible space leads into a convenient ground-floor shower room with utility area and a washing machine which is included in the sale. The modern white suite features a double shower —perfect for washing off after long countryside walks for both two- and four-legged family members.

Upstairs, the first-floor landing is flooded with soft natural light from a large north-facing window. Three double bedrooms each retain their own character. The main bedroom enjoys beautiful views across the valley and a generous range of fitted wardrobes. The second front-facing bedroom also benefits from lovely vistas, with stylish shelving fitted into each alcove. The third double at the rear features a charming cast-iron Art Nouveau fireplace, creating a serene and restful space, with outlook over the courtyard. The generous bathroom includes a modern white suite with dual head shower over the bath and bespoke wash hand basin set in an antique cabinet, a pretty glazed door opens to the linen cupboard with slatted shelving. The bathroom is finished with travertine tiled flooring and a chrome towel radiator.













OUTSIDE

Set above street level, the front garden offers more privacy than might initially be expected, along with a stunning southerly-facing view across the town towards the surrounding countryside. Accessed via shared stone steps and a private pathway to the front door, the garden is laid to lawn with attractively planted borders and features a beautiful Wisteria-clad façade, which is especially striking in spring. There is a charming spot for a bench, perfect for enjoying a morning coffee or afternoon tea. To the rear, a fully enclosed and private courtyard garden awaits. In the warmer months, the elevated position creates a delightful sun trap, with the old stone walls retaining warmth and sheltering the space from prevailing winds. A brand new decking area incorporates a useful log store underneath, and effectively levels the space creating ample room for furniture. Ideal for container gardening, low-maintenance sun-loving plants such as olives have also flourished here. A gateway provides convenient access via an internal passageway (owned by the neighbour, but with a right of way for this property), allowing items to be brought to the rear without passing through the house. There are also convenient external power points. There are 5 unrestricted on street parking spaces close by on a first come first served basis. Venusta House also has the bonus of a secure garage less than 100 metres away. This is currently rented by the owners and the landlord has confirmed in writing that any buyer of the property would have first refusal to continue a similar arrangement. There are various options for parking within the town and the office is happy to discuss this with potential buyers.

SITUATION

The property is ideally situated in the heart of the charming town centre, where local shops are centred around the market square and the 15th-century Minster church. The town offers 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 large primary school. Additional amenities include hairdressers, beauty salons, a dental surgery, and a modern health centre on the southern side of town. Ilminster is widely regarded as one of South Somerset's prettiest market towns, with excellent road links via the A303 and A358.







DIRECTIONS
What3words//////redouble.lecturing.finds

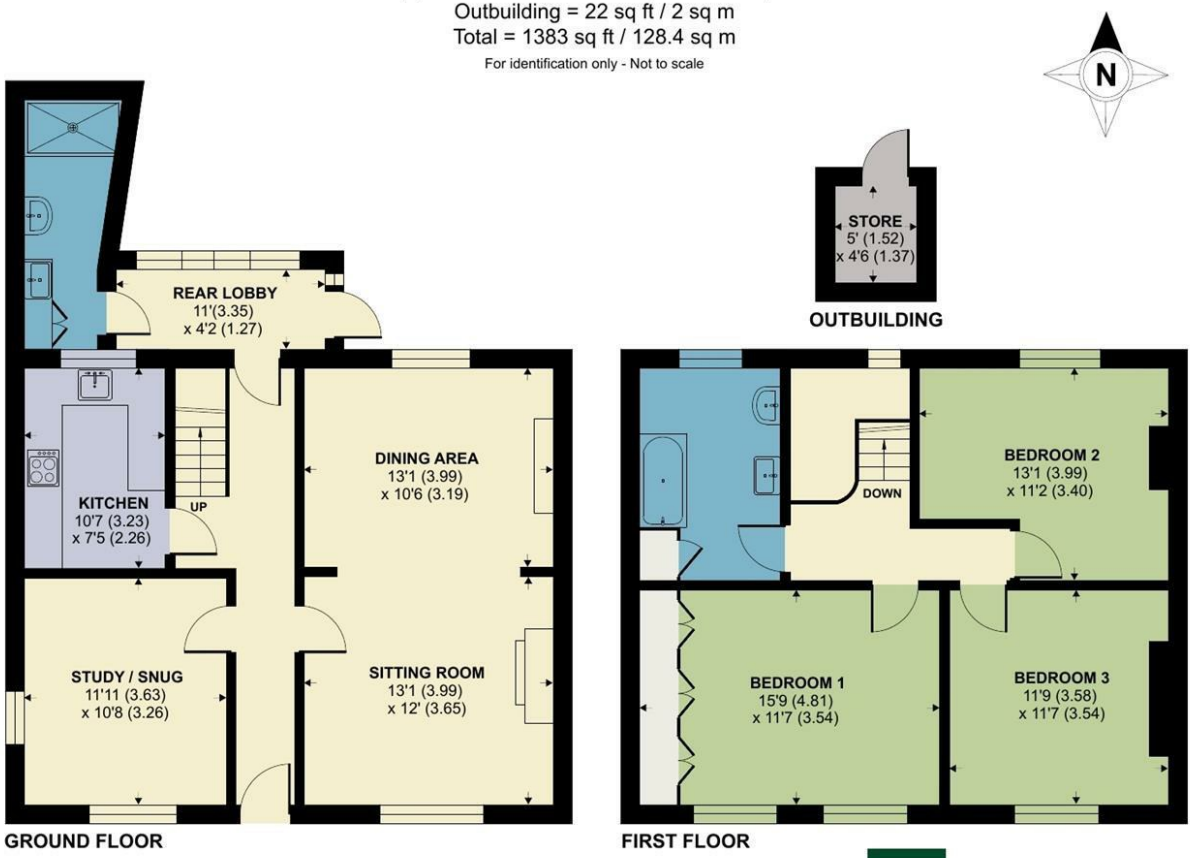
SERVICES
Mains electricity, gas, water and drainage are connected. Ultrafast broadband is available. There is mobile coverage at the property, please refer to Ofcom's website for further details.

MATERIAL INFORMATION
Somerset Council Tax Band C. The property is Grade II listed and located within the town's designated conservation area. The potential rental of the garage is via a third party with which the owners have contact details and will be happy to discuss outside of the property transaction. Symonds and Sampson are not instructed to act on behalf of the garage owner.



East Street, Ilminster

Approximate Area = 1361 sq ft / 126.4 sq m
Outbuilding = 22 sq ft / 2 sq m
Total = 1383 sq ft / 128.4 sq m
For identification only - Not to scale



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: 1429462





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