



Symonds
& Sampson

Harvest Cottage

West Street, Seavington, Ilminster, Somerset

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West Street
Seavington
Ilminster
Somerset TA19 0QU

An attractive detached cottage-style home, thoughtfully extended and set within a popular and convenient village.

Offering a blend of country living and modern-day practicality, it also benefits from a useful outbuilding perfect for hobbies or home-working.



- Detached cottage-style modern home
- Three double bedrooms including master with en suite
 - Popular and convenient village
 - Close to countryside walks
 - Beautifully extended to the rear
- Additional hobby room / converted garage

Guide Price **£465,000**

Freehold

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THE PROPERTY

This attractive modern home combines a traditional layout and character features, including timber latch doors and a feature fireplace with woodburning stove, with the comfort and practicality of contemporary living. The beautifully designed garden room extension, complete with lantern roof, provides valuable additional ground floor space, creating an inviting area for entertaining while bringing plenty of natural light and a sense of the garden inside. Designed for year-round use, it adds a particularly versatile dimension to the home.

The converted garage at the rear provides further flexibility and could suit a variety of uses, whether as a playroom, hobby space, home office or additional accommodation, subject to any necessary consents. Outside, the attractive and manageable gardens are easy to maintain, making this an appealing home for those looking to enjoy village life without an excessive amount of upkeep.

ACCOMMODATION

The welcoming entrance hall features practical yet stylish Karndean flooring, which continues throughout the ground floor, while timber latch doors add an attractive period touch. There is a useful understairs storage cupboard together with a downstairs cloakroom. A separate utility room provides direct access to the garden and includes space for both a washing machine and dishwasher, along with the benefit of a useful second sink.

The spacious dual-aspect kitchen/dining room has been significantly upgraded by the current owners, with contemporary dark blue cabinetry complemented by quartz worktops. Generously proportioned, there is ample space for a central island providing informal seating as well as plenty of additional space for a separate dining table, making this a practical and sociable room for both family life and entertaining. The fitted kitchen incorporates a full-height fridge and separate full-height freezer, Neff ovens, including microwave and steam oven, together with a corner carousel and space for wine chiller. There is also a Quooker tap for instant filtered and boiling water.

The attractive sitting room features a brick fireplace with oak lintel and inset Villager woodburning stove. This leads through seamlessly into the superb orangery-style garden room, a particularly light and welcoming addition to the home. Underfloor heating makes the room comfortable throughout the year, while two sets of bi-fold doors can be opened wide in warmer weather, creating a natural connection with the garden and extending the living space outdoors.

On the first floor, the generous landing has a useful built-in linen cupboard and leads to three well-proportioned double bedrooms. The principal bedroom benefits from an en suite shower room, while the remaining two bedrooms are served by a well-appointed family bathroom.





OUTSIDE

The house is set back from the village lane via its own walled front garden keeping it nice and safe for two and four-legged members of the family, all laid to gravel for ease of maintenance. At the rear, the garden has been attractively landscaped around the more recent extension to create ample level spaces for outside dining and entertaining, including a block-paved patio wrapping around the garden room to make the most of the two sets of bi-fold doors in the warmer months. There is a further patio at the rear of the house, and a lawned garden, enjoying a good level of privacy. A paved path leads up to the rear pedestrian gate onto the shared access way at the rear belonging to the Dillington Estate, over which this property has a vehicular right of way. At the rear of the garden is a superb outbuilding / former garage, which has been converted into a multi-purpose games room / hobby space with power and light connected.

SITUATION

Seavington is an attractive village comprising Seavington St Mary and Seavington St Michael, each with its own parish church, and together offering a strong sense of community with a village shop and café, recreation ground with playground, village hall, and public house. Nearby South Petherton provides further everyday facilities, while the medieval market town of Ilminster is also close by, offering a range of independent shops alongside supermarkets.

The area is well connected, with the A303 providing access to the M3 and the M5 at Junction 25 approximately 13 miles away. Crewkerne (around 5 miles) offers a mainline rail service to London Waterloo and additional amenities including a Waitrose store, while Taunton (approximately 15 miles) provides further mainline rail links to London

Paddington and a wider range of shopping and leisure facilities. Bath, Bristol, and Exeter are all within about an hour's drive, and the Jurassic Coast, a designated World Heritage Site, lies approximately 20 miles to the south.

DIRECTIONS

What3words:///revise.cocktail.headless

SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating - boiler located in Utility Room.

Ultrafast broadband is available.

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



MATERIAL INFORMATION

Somerset Council 0300 123 2224

Council Tax Band D

Photographs taken October 2026 - © Symonds and Sampson

The vendors are currently investigating two queries on the HMLR plan. We are happy to explain these to prospective viewers during a viewing of the property.



Energy Efficiency Rating		Current	Potential
Energy Efficiency Rating			
A	92-100		
B	81-91		
C	69-80	70	74
D	55-68		
E	39-54		
F	29-38		
G	1-28		
England & Wales			

West Street, Seavington, Ilminster

Approximate Area = 1422 sq ft / 132.1 sq m

Outbuilding = 209 sq ft / 19.4 sq m

Total = 1631 sq ft / 151.5 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). © n1che.com 2026. Produced for Symonds & Sampson. REF: 1527628



ILM/AJW/101026



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