

Symonds & Sampson

Merricross

Merryfield Lane, Ilton, Ilminster, Somerset

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Merryfield Lane
Ilton
Ilminster
Somerset TA19 9EZ

Set in almost half an acre, this detached property occupies an edge-of-village position with views and offers considerable potential for reconfiguration, extension or complete redevelopment, subject to the necessary planning consents.

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- Detached mid-century property set in 0.48 acres (0.19 hectares)
- Offered for sale with no onward chain
- Superb potential for redevelopment, refurbishment or extension subject to PP
- Potential for 4 bedrooms (Two bedrooms on ground floor plus two attic rooms*)
- Extensive gardens
- Double garage and various outbuildings

Guide Price £380,000

Freehold

Ilminster Sales
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THE PROPERTY

Whether you are looking for a substantial family home with scope to update and personalise, or considering the wider potential of the generous half-acre plot, this extended mid-century property offers plenty of possibilities. The property provides generous internal accommodation, together with a useful range of timber outbuildings, ample parking and a prefabricated double garage, making it well suited to those requiring space both inside and out, whether for vehicles, hobbies or other interests.

ACCOMMODATION

Whilst the traditional front entrance leads you through a porch into the central hallway, on a day to day basis you're most likely to enter from the side, into a spacious and useful utility room. Along with useful storage cupboards and a handy second sink unit, there's also plumbing for a washing machine and plenty of room for storage of coats and boots etc. The adjoining kitchen is well-proportioned room with a generous amount of units incorporating an integrated dishwasher, fridge, LPG gas hob and oven. At the front, is a well-proportioned sitting room with the original fireplace currently housing an electric fire. The adjoining conservatory requires replacement but it's the ideal spot for morning coffee, overlooking the garden on the east side. There are two double bedrooms on the ground floor and a family bathroom. An open tread staircase leads up to the first floor, which has been converted to include a shower room and two further attic rooms that the owners have used as bedrooms since the 1990's (see Material Information section).

OUTSIDE

The property sits almost in the middle of its grounds, with extensive lawned gardens to all four sides. There is a range of timber outbuildings and a prefabricated double garage with additional garage / store located to the rear. The size of the grounds offer huge scope for complete redevelopment or extension of the current property, subject to the necessary consents.













SITUATION

Ilton is a convenient village just a few minutes' drive from Ilminster, which offers a good range of day-to-day amenities including a lovely range of independent stores and supermarkets, and also well placed for road links via the A358 to the A303, A30 and M5. The village itself benefits from some local facilities including a local pre-school and primary school, cricket club, public house, and village hall. Taunton, the County Town, provides a comprehensive range of recreational, scholastic and shopping facilities as well as a main line railway station (Paddington line). Yeovil and Crewkerne (with its Waitrose supermarket) lie within a similar distance from Ilton and they also have main-line railway stations (Waterloo line).

DIRECTIONS

What3words///scatters.boats.string

SERVICES

Mains electricity, LPG gas (tank located in garden), mains water and drainage.

There are PV solar panels at the property which we understand are not owned by the property. Please see the Material Information section below.

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

The property is owned over three separate title numbers at HM Land Registry. There is also an additional small strip of land adjoining the northern boundary which has been





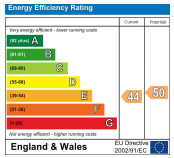


used and maintained by the owners but appears to not be currently registered at HMLR. Please ask the office for further information.

The solar panels are not owned by the property, are are subject to a 25 year lease of the roof space granted in 2011. This could have an impact on a buyer's ability to obtain mortgage finance with some lenders and very much depends on which mortgage lender you wish to use. We suggest buyers take independent advice on this. The vendors are currently liaising with the Solar Panel company to obtain the necessary paperwork required to satisfy suitable lenders and are also willing to consider having the solar panels removed if a buyer requires it.

*Although planning permission was granted for various works during the current ownership, the executor has been unable to locate any documentation relating to the attic conversion, which is understood to have been carried out during the 1990s. We are therefore unable to confirm whether the conversion, including the existing staircase, complied with the building regulations applicable at the time. Prospective purchasers are advised to make their own enquiries and investigations to establish whether any works may be required to bring the attic rooms up to the necessary standards for use as bedrooms and what impact this may have (if any) on obtaining mortgage finance.

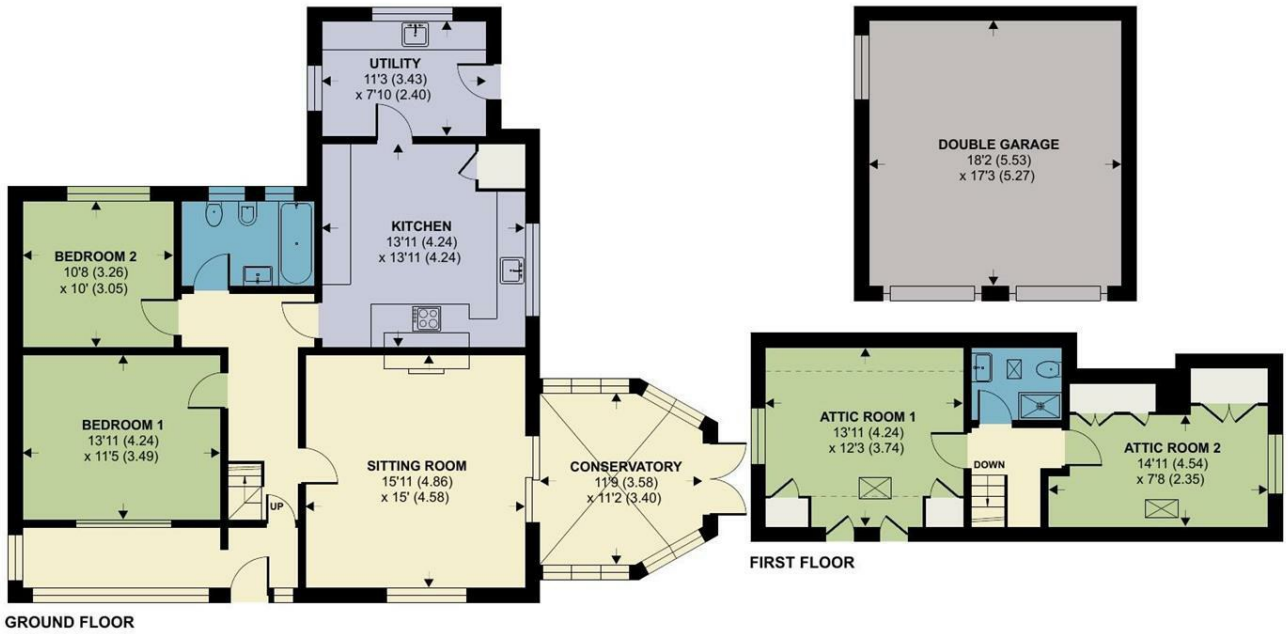
Photographs taken September 2026 - © Symonds and Sampson



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Approximate Area = 1528 sq ft / 141.9 sq m
Limited Use Area(s) = 51 sq ft / 4.7 sq m
Garage = 314 sq ft / 29.1 sq m
Total = 1893 sq ft / 175.7 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). © nichecom 2026. Produced for Symonds & Sampson. REF: 1526374





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All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.