

Symonds  
& Sampson

# Anatolia

Fisherway Lane, Higher Chillington, Ilminster, Somerset

# Anatolia

Fisherway Lane  
Higher Chillington  
Ilminster  
Somerset TA19 0PT

Set in a plot of 0.61 acres (0.25 hectares) this impressive and unique property enjoys a commanding position with fabulous views, and plenty of future potential.



- Highly individual residence in commanding position
- Fine views across the South Somerset countryside
- Generous grounds totalling 0.61 acres (0.25 hectares)
- Driveway parking, undercover car-port area and integral garage and store
- Spacious and unique accommodation

Guide Price £550,000

Freehold

Ilminster Sales  
01460 200790  
ilminster@symondsandsampson.co.uk



## THE PROPERTY

Coming to the market for the first time in decades, this distinctive home reflects the character of its era, designed to maximise both space and the stunning views available. With the benefit of double glazing and oil-fired central heating, it offers an exciting opportunity for a new owner to add their own personal touch over time. Its unique and stylish features include a striking vaulted ceiling in the hallway and solid wood archways on the ground floor. The integral basement-style garage, accessible from both inside and out, also presents potential for conversion into additional living space or a dedicated home office, if desired.

## ACCOMMODATION

At the front of the property, a spacious and versatile porch doubles as a morning sunroom, offering the perfect spot for a comfortable chair or two to enjoy coffee with a view. The impressive entrance hall features built-in storage and a striking vaulted ceiling, with stairs rising to the first floor. From the inner hall, you'll find a practical downstairs cloakroom, a generous study with its additional external access making it an excellent home office and also ideal as a playroom, snug or music room, a large sitting room, and a formal dining room. Both reception rooms are positioned at the rear, taking full advantage of the garden outlook. A bright conservatory extends from the sitting room, opening onto the rear patio and seamlessly linking indoor and outdoor spaces.

The dual-aspect kitchen/breakfast room also enjoys panoramic views. With a breakfast bar for casual dining, it is fitted with a range of units incorporating integrated appliances, including a dishwasher, double electric oven, hob, and cooker hood. There is space for both a washing machine and tumble dryer, and an interconnecting door provides access to the internal staircase leading down to the basement garage and store room.

Upstairs, there are four generously sized bedrooms, with the principal rooms positioned to capture the spectacular rear outlook and benefiting from extensive built-in storage. The main bedroom includes a wash basin and shower cubicle, while the family bathroom offers both a bath and a separate shower. An additional WC is conveniently located off the landing.





## OUTSIDE

The property occupies generous grounds landscaped to make the most of its position and views. A driveway provides access to the front of the property with parking and undercover car port area nearest the front entrance, and a further driveway sloping down to the integral basement style garage with roller shutter door. The garage is also accessible via the internal staircase from the kitchen, and houses some of the hot water / central heating system and a water softener. At the rear of the garage is an additional room which has plenty of storage space and room for chest freezers and the like. The store room also includes the oil-fired central heating boiler and hot water cylinder.

The gardens extend predominantly to the rear of the house with a westerly aspect. A generous paved sun terrace extends across the rear, edged with mature shrubs, with steps leading down to the rest of the gardens. At the bottom of the garden is a greenhouse and garden shed. There's a great deal of scope to create a really stunning garden suited to the interesting lay of the land and those with families or who have green-fingers are sure to appreciate the size and potential. There is access to both sides of the property on foot from the front of the house to the rear garden.

## SITUATION

Higher Chillington is a small rural hamlet, conveniently placed almost equidistant of Ilminster and Crewkerne and within easy

reach of excellent road links, whilst being situated along quiet country lanes, very much away from busy traffic and enjoying an elevated position with excellent views. The neighbouring hamlet of Lower Chillington is the older part of the village, centred around the 13th century church.

Ilminster lies c.4 miles to the northwest and has a wide variety of independent stores. These are mostly centred around the market square and 15th century Minster church and have everything you need from an award-winning butchers, delicatessen, cheese and dairy shop, homewares, antiques stores, clothes boutiques and gift shops. Ilminster is also well served by a town-centre Tesco store with ample free parking. Alongside is a bowls club and tennis club



and close-by a town library. Ilminster Arts Centre is a vibrant arts venue with licensed café and there are plenty of other places to eat too, including pubs, cafes, and take-aways. The town also benefits from several hairdressers / beauty salons and a dental surgery as well as modern health centre on the southern side of the town with two doctors' surgeries. Ilminster is arguably one of South-Somerset's prettiest market towns and has everything you need for day to day living on your doorstep. Should you need to go further afield it benefits from superb road links via the A303 and A358.

Crewkerne lies c.5 miles to the southeast and is another small market town with attractive Georgian centre, and also benefits

from a Waitrose supermarket and mainline railway station (London Waterloo) as well as an excellent indoor pool and gym complex - the Aquacentre.

#### DIRECTIONS

What3words://crouches.ocean.intrigues

#### SERVICES

Mains electricity and private water supply are connected. Oil-fired central heating. Private drainage via shared septic tank (permit for which was granted in 2023).

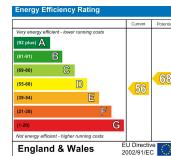
Standard broadband is available. There is currently mobile coverage in the area, please refer to Ofcom's website for more details.



#### MATERIAL INFORMATION

Somerset Council Tax Band F

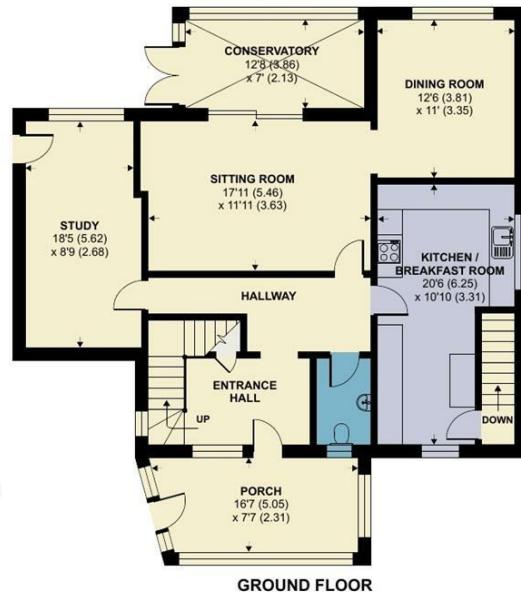
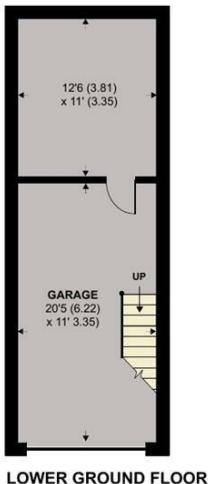
Please note, as the property has been in the same ownership for many years the title is currently unregistered at HM Land Registry.



## Anatolia, Higher Chillington, Ilminster

Approximate Area = 2525 sq ft / 234.5 sq m (includes garage & excludes void)

For identification only - Not to scale



ILM/AJW/180925



01460 200790

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



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT