

Symonds  
& Sampson



Stonecroft

Love Lane, Shepton Beauchamp, Ilminster, Somerset

# Stonecroft

Love Lane  
Shepton Beauchamp  
Ilminster  
Somerset TA19 0LS

Tucked away in a quiet lane away from busy traffic this is a deceptively spacious home, within walking distance of village amenities and countryside walks.



- Popular village with local amenities
- Tucked away in quiet lane away from busy traffic
- Close to community meadow and local countryside footpaths
- Beautifully presented including stunning kitchen / dining room
  - Pleasant gardens and driveway parking to front
  - Oil fired central heating, double glazing

Guide Price **£415,000**

Freehold

Ilminster Sales  
01460 200790  
[ilminster@symondsandsampson.co.uk](mailto:ilminster@symondsandsampson.co.uk)



## THE PROPERTY

Providing lower-maintenance and family-friendly living space this lovely home is roomier than you might initially expect. Having been improved by the current owners including a change to the previous layout, addition of a stunning kitchen / dining room and improvements to the conservatory at the rear, its the perfect home for a busy family or those looking to downsize to a lower-maintenance home that still offers plenty of space for visitors.

## ACCOMMODATION

The entrance hall features a neutral stone effect tiled flooring, that flows through to a handy downstairs cloakroom. There is also a useful understairs cupboard for storage. The dual aspect living room is located at the front of the property and includes a bespoke TV / audio surround to give a contemporary clutter-free look. The impressive kitchen / dining room lies across the rear of the property overlooking the garden and opening into the conservatory. Fitted with an attractive range of blue fitted units with copper accents, it includes granite work surfaces with a ceramic butler sink, complemented by lime-washed timber effect LVT flooring underfoot. The integrated appliances include NEFF oven and combination microwave, dishwasher and washing machine, and double fridge and freezer combination. The central island provides extra storage as well as informal seating, and includes an induction hob with integrated downdraft extractor. There is room to one side for a further table if required. The conservatory overlooks the garden and with its vertical contemporary radiator and solid roof with rooflight window, it makes a great extra living space all year round.

On the first floor are four bedrooms including a master bedroom at the rear with en suite shower room. The family bathroom is well appointed with stone effect tiled flooring and white suite including panelled bath with shower over and glass screen.

## OUTSIDE

To the front of the property the block-paved driveway provides ample parking and access via a pathway to the front door, bordered with herbaceous borders and an ornamental cherry tree. The shared concrete path to the side includes a right of way on foot for the neighbouring property to access their rear path. At the rear of the house is a pleasant lawned garden with well-placed decking / BBQ area to make the most of the sunshine. A side gate opens onto the shared path keeping it safe and private. There is also an outside tap, external oil fired boiler and oil tank, and a useful timber garden shed that has power connected.

## SITUATION

Shepton Beauchamp is a good size village of just over 300 properties with a good sense of community and various events throughout the year. It has some lovely local facilities including village café with small shop, popular village pub, parish church, and small primary school. There is also a recreation ground. The village is located within a mile of Barrington, with its well-known National Trust property Barrington Court and has a multitude of local footpaths across the countryside. The pretty market town of Ilminster lies approximately 4 miles to the south-west with its super range of facilities independent shops, supermarket and health centre. Likewise, South Petherton lies within c.2 miles to the east.

Shepton Beauchamp itself enjoys a peaceful position away from main roads, but still within easy driving distance of the A303 and A358.

## DIRECTIONS

What3words///clan.blaze.cyclones

## SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating.

Superfast 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 D

As is common, the title register makes mention of easements and rights and the office is happy to provide a copy on request if any buyers would prefer to read it prior to making an appointment to view.

Please note, the photographs were taken in 2024 but we don't believe anything has materially changed at the property.



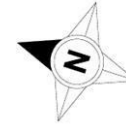
Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest carbon score)	A		
Energy efficient	B		
Decent	C	78	82
Below average	D		
Energy inefficient	E		
Very energy inefficient	F		
Worst energy efficiency	G		

England & Wales EPC Directive 2002/91/EC

# Shepton Beauchamp, Ilminster

Approximate Area = 1309 sq ft / 121.6 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1191197



ILM/JH/210426



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 of 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