

Symonds
& Sampson

Symonds
& Sampson

01460 200790

FOR SALE

Suncrest

Lambrook Road, Shepton Beauchamp, Ilminster, Somerset

Suncrest

Lambrook Road
Shepton Beauchamp
Ilminster
Somerset TA19 0LZ

Featuring generously proportioned, light-filled rooms characteristic of its era, this impressive detached home sits on a substantial plot in a sought-after village, enjoying stunning south-facing views to the rear. An ideal "forever" home with plenty of scope to make it your own.



- Offered for sale with no onward chain
- Enormous potential to extend or reconfigure
- Beautiful panoramic countryside views
 - Southerly facing at rear
- Generous driveway parking and garage
 - Popular village with amenities

Guide Price **£450,000**

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

Having been a much loved home by the same family for many years, it's now time to hand over the baton to a new family to make this home their own. Set in a great spot with excellent driveway frontage and a good size rear garden, there's lots of scope for further extension or reconfiguration to make the most of the stunning views over fields and open countryside at the rear. Set in one of our most popular villages with a lovely primary school and a good range of local things going on, we feel that it's a home to grow with your family and put your own stamp on it over time.





ACCOMMODATION

A sizeable porch with sliding double glazed doors is a welcoming and useful undercover space with plenty of room for coats, shoes, pushchairs and the like. The traditional entrance hall includes original parquet flooring and an open tread staircase typical of the era adds to the feeling of space. A built-in double cupboard provides plenty of storage space. The layout was clearly designed to make the most of the views, sunlight and position, with all principal rooms enjoying a rear aspect. The kitchen includes stone effect tiled flooring, limewash style fitted cupboards and integrated electric hob, and double electric



oven. Conveniently there are spaces for dishwasher, washing machine and fridge freezer. A door opens into a rear lobby, housing the oil fired boiler and providing quick and easy rear access to the garden and garage and there's also a useful downstairs WC to one side.

Off the hall is a formal dining room, currently separated from the living room by a partition, and there's a multitude of options for reconfiguration, be that knocking through to the kitchen or incorporating a more open-plan L-shaped living / family room. Combine this with a rear extension and you could completely transform the living space, subject to

the necessary consents. The light and spacious living room includes a fireplace with woodburning stove and patio doors opening into a substantial triple aspect double glazed conservatory.

On the first floor there are three double bedrooms and an attractively modernised shower room with contemporary suite including large double shower enclosure with mains shower, vanity wash hand basin and WC, all beautifully finished with sleek grey gloss tiling.

OUTSIDE

The generous frontage provides plenty of parking and



turning space, along with access to the adjoining single garage. At the rear, the good size garden is currently laid to a selection of patio areas, gravel and chippings for ease of maintenance but could be reinstated to a more traditional lawned garden. The southerly facing aspect means it enjoys sunshine for most of the day and has far reaching views across the neighbouring paddocks and south somerset countryside. There are good size access paths to each side, along with an outside tap and oil tank.

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/////cliff.implanted.latitudes

SERVICES

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

Ultrafast broadband is available in the area. There is mobile coverage, please refer to Ofcom's website for further details. Please note the landline is currently disconnected.

MATERIAL INFORMATION

Somerset Council Tax Band E

Energy Efficiency Rating		Current	Potential
For energy efficient - lower running costs			
100-120	A		73
81-100	B		
62-81	C		
43-62	D		
24-43	E		
5-24	F		
1-5	G		
For energy efficient - higher rental value			
England & Wales		EU Directive 2002/91/EC	

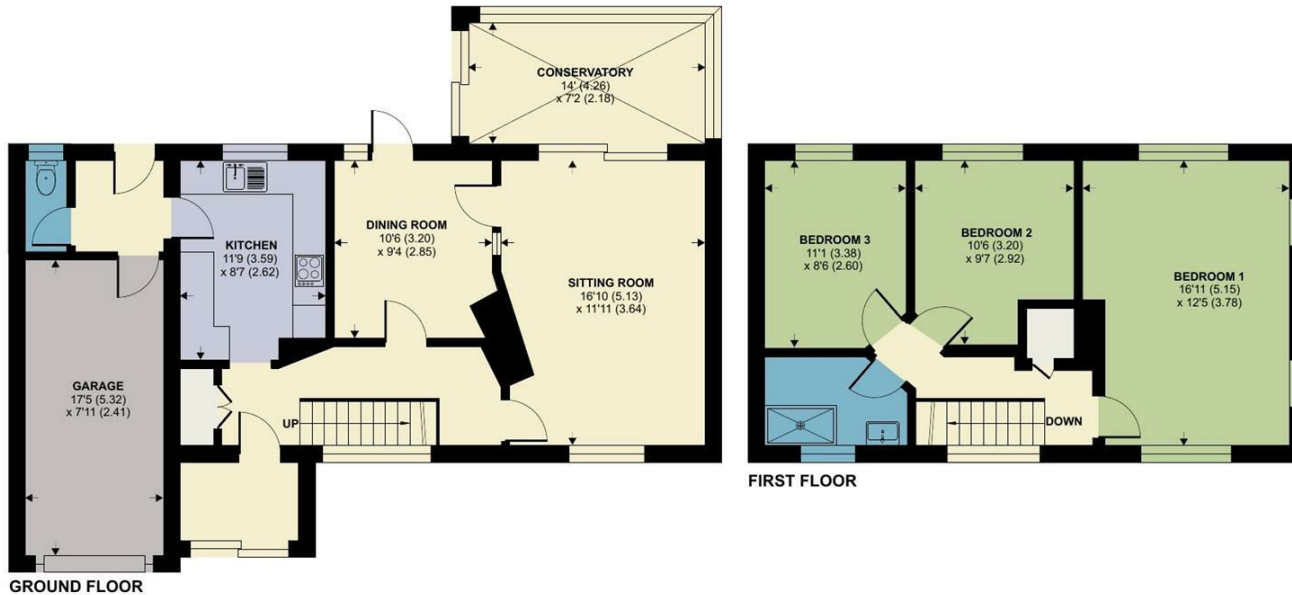
Suncrest, Lambrook Road, Shepton Beauchamp, Ilminster

Approximate Area = 1246 sq ft / 115.7 sq m

Garage = 143 sq ft / 13.2 sq m

Total = 1389 sq ft / 128.9 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). © nitchecom 2026. Produced for Symonds & Sampson. REF: 1446245



ILM/AJW/270426



naei | propertymark
PROTECTED

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

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