

Symonds & Sampson

Biddys Barn

School Lane, Seavington, Ilminster, Somerset

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School Lane
Seavington
Ilminster
Somerset TA19 0QD

Offered for sale with no onward chain. A characterful and well-proportioned barn conversion set in good size grounds totalling a fifth of an acre, within this popular and accessible village.

3 2 1

- Link-detached barn conversion
- Well-proportioned accommodation
- Character features
- Good size garden backing onto fields
- Close to countryside footpaths
- Driveway and generous detached garage

Guide Price £450,000
Freehold

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THE PROPERTY

Created from the original outbuildings of the neighbouring Grade II listed Seavington House, this characterful barn conversion offers well-proportioned accommodation with a wealth of character features throughout. Part-vaulted ceilings to the first floor add to the feeling of space, whilst outside there is ample driveway parking, a good size garage and a generous, sheltered garden. All of this combines to make a lovely home for those looking for a character property within easy walking distance of the local shop, café and surrounding countryside footpaths.

ACCOMMODATION

A traditional front door opens into an entrance hall with attractive stone-effect tiled flooring that continues through into the kitchen/dining room. A modernised cloakroom lies to one side. Overlooking the rear garden, the kitchen/dining room has a stable door opening onto the driveway and is fitted with a good range of shaker-style cream units beneath granite worktops. These incorporate a butler-style sink, integrated induction hob and electric oven, separate Bosch warming drawer, space for both a washing machine and tumble dryer, together with a fitted fridge freezer and additional full-height freezer. A useful walk-in understairs cupboard provides further easily accessible storage.

The dual-aspect living room is full of character, with exposed ceiling beams, French doors opening onto the garden and an impressive inglenook fireplace housing a Villager woodburning stove, complemented by generous fitted storage to one side. There was planning permission some years ago for the addition of a sun room or conservatory to the rear, and this may be something a new owner would wish to explore again, subject to the necessary consents.

On the first floor, part-vaulted ceilings create a wonderful feeling of space and provide generous head height. The master bedroom benefits from a modernised en suite shower room, while the family bathroom includes a spa bath with shower handset and ample fitted storage. The second bedroom is another good-sized room, whilst the third, currently used as a home office, is a good-sized single bedroom with plenty of fitted storage.













OUTSIDE

To one side, a gateway opens onto a generous block-paved driveway providing ample parking and access to the good size detached garage. There is useful fitted storage along one side, and power and light connected. A timber ladder provides access to a useful storage area in the eaves. Behind is the oil storage tank, and there are useful external power points. The gardens are predominantly lawned but have been creatively landscaped with sleeper retaining walls to create differing levels for interest with a central glade of attractive birch trees providing dappled shade.

SITUATION

Seavington is an attractive village made up of two small parishes, Seavington St Mary and Seavington St Michael, both with their own parish churches and sharing a lovely community shop and café, recreation ground with children's playground, village hall and pub. Nearby, the pretty village of South Petherton also offers a range of day to day amenities although almost equidistant is the Medieval market town of Ilminster, the centre of which is dominated by the ancient Minster and a thriving range of independent stores including butchers, delicatessen, hardware store, antiques and homeware stores as well as two supermarkets. Ilminster has a convenient road access to both the M5, junction 25 lies 13 miles to the north-west and 1 mile to the A303, now dual carriageway most of the way to the M3. There is a mainline railway station at Crewkerne c.5 miles (London Waterloo) which also has a Waitrose supermarket, and the county town of Taunton c.15 miles has a further mainline station (London Paddington) and a wider range of shopping facilities. Bath, Bristol and Exeter offer excellent cultural and shopping facilities within approximately an hour's drive. The World Heritage designated Jurassic coastline lies c.20 miles to the south.

DIRECTIONS

What3words///cracking.stance.torched

SERVICES

Mains electricity, water and drainage connected. Oil fired central heating via external boiler located at the rear of the cottage.







Superfast broadband is available. There is mobile coverage at the property. Please refer to Ofcom's website for further details.

MATERIAL INFORMATION

Somerset Council 0300 123 2224
Council Tax Band E

The property is Grade II listed.

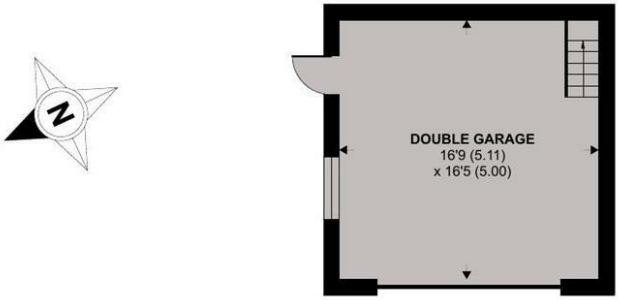
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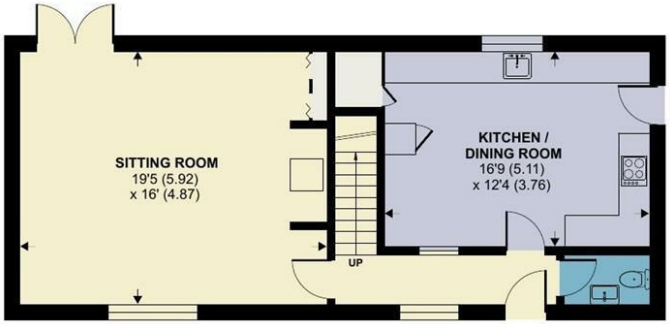




School Lane, Seavington, Ilminster

Approximate Area = 1301 sq ft / 120.8 sq m
Garage = 269 sq ft / 24.9 sq m
Total = 1570 sq ft / 145.7 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). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1515611





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