



Symonds
& Sampson

8 Water Street
Barrington, Ilminster, Somerset

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Barrington
Ilminster
Somerset TA19 0JR

A beautifully renovated cottage, just a stone's throw from NT Barrington Court and the pretty village centre, making in the perfect pied-a-terre or low-hassle period home for those looking to enjoy a quintessential South Somerset village.



- Beautifully renovated cottage
- Sought-after village close to countryside walks
 - Electric heating with solar PV panels
 - Two double bedrooms
- Great community with excellent village facilities
 - Ideal "lock up and leave"

Offers Over **£250,000**

Freehold

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THE PROPERTY

Lovingly renovated over the past six years, this charming cottage seamlessly combines period features with modern comforts. Maximising its location, newly installed solar PV panels enhance energy efficiency, while carefully selected high-quality fittings offer a stylish aesthetic that stays true to the property's original character. From hand-forged ironmongery and oak doors to travertine flooring and stylish recessed lighting, the craftsmanship and attention to detail are exceptional. Additionally, the cottage is offered with no onward chain, making it available to new owners as soon as the legal formalities are complete.

ACCOMMODATION

A bespoke front door with an elegant leaded glass panel sets the tone as you step into the open-plan living area. Bright and airy, the space benefits from triple-aspect windows that flood the room with natural light and offer charming views throughout the day. Polished travertine flooring provides a durable, practical, and light-reflective surface, while a stone hearth with a timber mantle frames a wood-burning stove—perfect for cosy evenings. A charming window seat at the front serves as additional seating for the dining area, though the flexible open-plan layout allows for various arrangements.

The fitted kitchen has been tastefully designed with timeless appeal, featuring sleek units that house a white under-counter oven, matching hob, and integrated washing machine. Storage is plentiful, with smart solutions like a corner carousel unit and space for a freestanding fridge freezer. Stylish geometric tiled splashbacks add a vibrant touch of colour. The addition of solar panels made it practical to install contemporary vertical electric radiators, which are smart not only in terms of their space-saving capabilities but their visual appeal too.

Upstairs, beautiful oak latch doors lead to two double bedrooms (one with a built-in storage alcove) and a contemporary shower room. The bathroom features glossy white cabinetry with a concealed cistern WC and a vanity unit with built-in storage. Smart white bubble textured tiles flow through into a spacious shower enclosure, all finished with a terrazo style floor tile and convenient

electric towel radiator to one side. The landing also provides access to the loft via a built-in ladder, where the hot water cylinder is located.

OUTSIDE

There's a pretty sheltered courtyard to the rear, the perfect spot for morning coffee, the paved patio providing enough room for a bistro set and container gardening. This cottage has the benefit of a right of way across the neighbouring cottage should you need to bring anything into the garden without coming through the cottage. The front garden is the perfect spot for the afternoon and evening sun, being partly enclosed by a lovely stone wall and offering scope to add a nice timber gate too if you so wish to make it completely enclosed. Laid to pebbles, there's ample space for another small table and chairs or a bench perhaps and there's a handy outside tap too. Although not allocated there is unrestricted roadside parking.

SITUATION

Barrington is one of South Somerset's most attractive conservation villages and boasts an enviable position with easy access to excellent road links via the A303 and M5/A358 and yet does not lie on a main road itself. The renowned National Trust property Barrington Court lies at one end of the village and is much more than somewhere to visit. There is a range of artisan workshops, second hand bookstore, café / restaurant, gift shop and lots of lovely spaces to enjoy the peace and quiet over a picnic. There is a super network of public footpaths criss-crossing the estate and village, excellent for dog-walking.

The Barrington Boar is a very well-respected, award winning restaurant/pub with rooms and excellent food and is just a short walk from the property. Additionally, the villagers run The Lyle Room at the village hall providing an alternative place to meet and socialise over a drink. There is a thriving community spirit at Barrington with lots of things to get involved with should you wish. The village hall is very much a hub for activities and events, which include Community Coffee mornings, Gardening society, Choral society, Amateur dramatics group (The Barrington Players), Pilates, Zumba and Yoga, Table Tennis and Bridge. There really is something for everyone. For those with

young families there is also a very well-regarded nursery / pre-school who also offer wrap-around care in the local area and holiday clubs.

The nearby town of Ilminster has a full range of facilities including a wide selection of small independent shops together with two supermarket chains, bars, cafes, post office, bank, doctors' surgeries, dentist and optician. It is a vibrant local community with an abundance of cultural and activity-based pursuits centered around the Theatre, Arts Centre, Church, Primary School, Tennis and Bowls Clubs and many other community groups. Ilminster has convenient access to the M5 junction 25 just 11 miles away, and the A303 which passes nearby. Crewkerne railway station, on the Waterloo – Exeter line is 7 miles and Taunton Station on the Exeter to Bristol and Paddington lines is 13 miles.

DIRECTIONS

What3words////////sunk.dancer.manicured

From the east end of the village, pass the entrance to Barrington Court on your right and follow the road around the right hand bend, passing the former School / Nursery on your right and turning right into Water Street where the property can be found immediately on the right hand side.

SERVICES

Mains electricity, water and drainage are connected. Solar PV panels have been installed and are owned outright by this property.

Ultrafast broadband is available in the area. There is mobile coverage in the area and you are most likely to receive a signal from the EE / Three networks, please refer to the Ofcom website for further detail.

MATERIAL INFORMATION

Somerset Council Tax Band B (TBC)

The property is located in a designated Conservation Area.



Energy Efficiency Rating	
Very energy efficient - lower running costs	100
A++ (91-100)	100
A+ (81-90)	95
A (61-80)	85
B (51-60)	75
C (31-50)	65
D (21-30)	55
E (11-20)	45
F (1-10)	35
G (0-10)	25
England & Wales	
EU Directive 2002/91/EC	



Water Street, Barrington, Ilminster

Approximate Area = 536 sq ft / 49.7 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). © nitchecom 2025. Produced for Symonds & Sampson. REF: 1306102



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