

Symonds
& Sampson

12 North Street
Ilminster, Somerset



12 North Street

Ilminster
Somerset TA19 0DG

In the heart of our pretty market town with a glorious leafy outlook to the front, this stunning Victorian 2/3 bedroom house is a real gem, blending period detail with contemporary styling.



- Attractive Victorian home
- Sympathetically improved and beautifully presented
 - Right in the heart of the pretty town centre
 - Flexible 2/3 bedroom accommodation
- Attractive low maintenance courtyard style gardens

Guide Price **£250,000**

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

Under the current ownership, the property has been extensively enhanced with exceptional attention to detail. Period features such as fireplaces, double-glazed sash windows in a traditional style, and elegant herringbone flooring have been sympathetically reinstated, while subtle mid-century modern touches add a fresh twist. The thoughtful use of every available space ensures abundant storage, creating a home that is both practical and stylish—spacious enough for a family, yet perfectly cosy for those looking to downsize.

Just a few steps from the market square, the house enjoys a surprisingly leafy outlook, overlooking the mature gardens of an attractive Grade II listed property, with views towards the Minster tower. Despite this peaceful setting, it remains only a stone's throw from the charming town centre amenities.

ACCOMMODATION

Typical of homes from its era, this property boasts elegant ceiling heights and well-balanced proportions. From the moment you step inside, the character is immediately evident with decorative tiled flooring, feature panelling, and a stunning oak herringbone floor. The front sitting room enjoys a charming outlook through its square bay window, perfectly positioned to capture the afternoon sun. A feature fireplace provides an attractive focal point; while the original chimney is no longer in place, those seeking a cosy glow could, as the current owners have, consider a freestanding bio-ethanol stove. Naturally, the property also benefits from full gas central heating.

The dining room, with its sash window overlooking the lower enclosed courtyard, has been enhanced by the addition of a reclaimed period fireplace, which beautifully complements the room's character. Bespoke timber shelving adorn the walls, providing ample space for book lovers. In the hallway, the owners have maximized functionality with clever storage solutions, including a shelved pantry-style cupboard for crockery and extra storage for household essentials.

At the rear, a stylish galley kitchen has been refitted with contemporary matte-beige units, incorporating an induction hob and oven, dishwasher, and fridge-freezer. Sleek modern worktops, complete with an integrated one-and-a-half bowl sink and drainer, combine practicality with style—highly appreciated by the current owners. A cleverly concealed “secret” cupboard offers a fun and handy space for late-night snacks or grown-up drinks.

Upstairs, the landing has been thoughtfully redesigned with extensive well-designed built-in cupboards, ensuring plentiful storage. The master bedroom sits at the front of the home, enjoying the same attractive view as the sitting room. It features fitted wardrobes and overhead units for both style and convenience. A former dressing room has been reconfigured into a versatile small single room, ideal as a nursery, home office, or occasional guest space—particularly useful with the additional landing storage nearby.





The second bedroom is another generous double, now enhanced with a full length window and Juliet balcony filling the room with natural light. To the rear, the spacious bathroom impresses with practical textured floor tiles and sleek grey wall finishes for easy upkeep. The suite includes a partially freestanding claw-foot bath with rainfall shower and glass screens, a concealed-cistern WC, and a wall-hung wash basin. Alcoves have been cleverly utilised with fitted shelving and pull-out storage, doubling as a linen cupboard with space for a washing machine beneath. Additional concealed units also provide discreet storage, along with access to the boiler.

OUTSIDE

Directly to the rear lies a sheltered courtyard, enclosed by high whitewashed walls that create a wonderfully private atmosphere, softened by raised beds brimming with lush planting. There's an



outdoor power point and discreet storage for your recycling etc. What first appears to be a modest courtyard soon reveals more, as a pathway curves around the end of the kitchen, past a useful timber store and outside tap, before leading up steps to a second, elevated courtyard-style garden. Here, there is ample space for outdoor dining with a table and chairs, complemented by opportunities for container planting, all screened by ornamental trees and timber cladding.

SITUATION

The property is ideally situated in the heart of the attractive town centre, where local shops cluster around the historic market square and the 15th-century Minster church. As part of a designated conservation area, the town's distinctive charm and character are carefully preserved.

A wide range of facilities can be found within easy walking distance, including an excellent butcher, delicatessen, cheese and dairy shop, homeware and antique stores, and a variety of gift shops. The town is also served by a central Tesco with generous free parking just a short stroll away, as well as a Co-op/Peacocks store nearby. Adjacent to Tesco are the local bowls and tennis clubs, while the town also offers a public library.

Cultural amenities include the Ilminster Arts Centre—complete with a café and vibrant programme of events—and a well-supported local theatre. Dining options are plentiful, with cafés, pub / restaurants, and takeaways throughout the town.

For families, Ilminster has a recently combined primary school for



children aged 4–11, alongside several nurseries and pre-school options. There is also a superb range of private schools in the area for all age groups. Everyday services are also well catered for, with a number of hairdressers, beauty salons, a dental surgery, and a modern health centre on the southern edge of town housing two GP practices.

Regarded as one of South Somerset's prettiest market towns, Ilminster combines historic character with excellent transport links, benefitting from direct access to both the A303 and A358 which in turn lead to the M5 at Taunton and the beautiful Jurassic coast to the south.

DIRECTIONS

What3words/////uniforms.puddings.eradicate

SERVICES

Mains electricity, gas, water and drainage are connected.

Ultrafast broadband is available. There is mobile coverage in the area, please refer to Ofcom's website for further information.

MATERIAL INFORMATION

Somerset Council Tax Band B

The property is located in the town's designated conservation area.

Some fittings are not included in the sale, such as the bio-ethanol stove in the front sitting room, some lamp shades / fittings and detachable rechargeable light fittings in the main bedroom, although the vendors are happy to supply details of where replacements could be sourced.



Energy Efficiency Rating		
Energy efficiency class	Current	Target
A		
B		
C		
D		
E		
F		
G		
England & Wales		

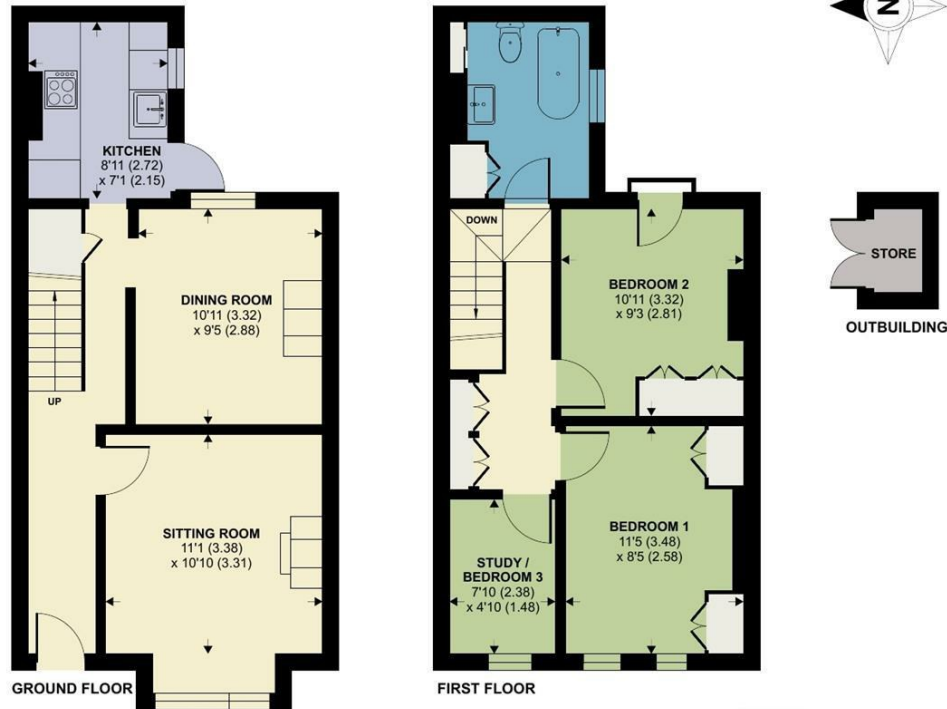
North Street, Ilminster

Approximate Area = 813 sq ft / 75.5 sq m

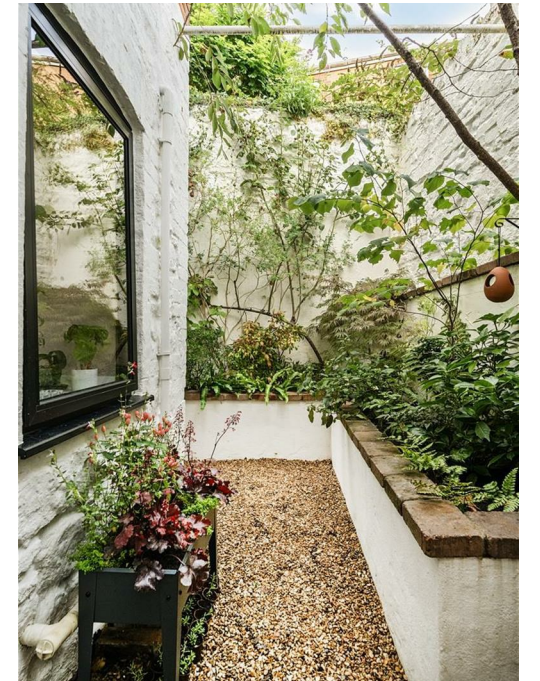
Outbuilding = 10 sq ft / 0.9 sq m

Total = 823 sq ft / 76.4 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). © nichecom 2025. Produced for Symonds & Sampson. REF: 1355332



ILM/JH/160925



naea | 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