

Symonds
& Sampson



Follaton House

Stocklinch, Ilminster, Somerset

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Stocklinch
Ilminster
Somerset TA19 9JH

A great, family size home of deceptively spacious proportions set in a good size gardens in a pleasantly rural, yet accessible village.



- Spacious detached village home
- Pleasant rural village location
- Within easy reach of excellent road links
- Just a short drive to the pretty market town of Ilminster
- Well-proportioned accommodation with a practical layout
- Double garage and generous gardens

Guide Price **£600,000**

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

Set on a plot of just under a quarter of an acre, this 1980s detached home offers a spacious, light-filled layout ideally suited to family living or those who enjoy hosting guests. The property has been thoughtfully upgraded by the current owner, with improvements including double glazing, solar panels, and remodeled kitchen and bathroom spaces. Presented in largely neutral décor, the home provides a blank canvas, allowing a new owner plenty of opportunity to add their own personal touch.

ACCOMMODATION

A practical storm porch offers additional covered storage at the front of the property and leads into a bright, welcoming entrance hall featuring original parquet flooring and a convenient ground-floor cloakroom. Natural light floods the hall through a southerly facing window above the turning staircase, which also incorporates useful understairs storage. To the front of the house is a generously proportioned formal dining room, while the rear hosts a separate dual-aspect sitting room with an open fireplace forming an attractive focal point.

The kitchen/breakfast room also enjoys views over the rear garden and has been opened up into a spacious utility area, enhancing the overall sense of space. Fitted with modern cream shaker-style units, the kitchen includes integrated appliances such as an electric hob, double oven, dishwasher and fridge freezer. The adjoining utility room provides additional space for both a washing machine and tumble dryer as well as a handy extra sink. The former integral garage was converted shortly after construction to create a substantial additional reception room, ideal as a family room, playroom or home office, and is accessed via a connecting door from the utility room.

Upstairs, a light and airy landing features an airing cupboard housing the hot water cylinder with slatted shelving. There are four well-proportioned bedrooms, including a principal bedroom at the rear with an en suite shower room. Two further rear-facing double bedrooms benefit from far-reaching views across the village and surrounding countryside. At the front is another spacious double bedroom, ideal for guests, along with a good-sized single bedroom suitable for bunk beds or use as a study. The family bathroom is generously sized and fitted with a contemporary white suite comprising a separate bath and shower cubicle, concealed-cistern WC, and a vanity wash hand basin with integrated storage.





OUTSIDE

The house sits almost in the middle of its generous plot, providing ample driveway parking and access to the adjoining double garage. The garage also houses the oil fired central heating boiler. The gardens surround the property giving a good sense of space and privacy, with a particularly nice size lawned garden to the side perfect for a family that also includes a summerhouse. Across the rear is a south-westerly facing garden with lawn, patio, borders and trees. For convenience there are two outside power points.

SITUATION

Stocklinch is a small but surprisingly active, close-knit and accessible village. We are told there is a great sense of community

for such a small village with the village hall very much a hub for local events throughout the year. There's a great mix of people in the village spanning all age groups. The village is within easy reach of the A303 to London, the M5 to Bristol and A303/A30 to Exeter. There are main line train stations at Crewkerne, Yeovil and Taunton. The nearby village of Barrington, famed for its superb National Trust property Barrington Court, has a village pub and pre-school as well as other local groups. Within a short drive and just 3 miles to the south-west, Ilminster is a highly sought after small market town with a range of independent and high street stores including award winning butchers, delicatessen, bakers, cheese and dairy shop, as well as two town centre supermarkets for your everyday essentials. Ilminster also provides the local doctors surgeries and dentists, as well as various hairdressing salons, dry cleaners and wonderful well-stocked hardware store.

DIRECTIONS

What3words/////chestnuts.mopped.painter

SERVICES

Mains water, drainage and electricity are connected. Oil fired central heating plus Solar PV panels owned outright by this property. Please ask the office for further information on the Feed in Tariff etc.

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

MATERIAL INFORMATION

Somerset Council Tax Band F



Energy Efficiency Rating		Current	Target
Your energy efficiency (lower ranking is better)			
100	A		
75	B		
50	C		
25	D	61	69
0	E		
	F		
	G		
Minimum energy efficient rating			
England & Wales		EU Directive 2002/91/EC	

Stocklinch, Ilminster

Approximate Area = 1957 sq ft / 181.8 sq m

Garage = 314 sq ft / 29.1 sq m

Total = 2271 sq ft / 210.9 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). © nctecom 2026. Produced for Symonds & Sampson. REF: 1405284



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01460 200790

ilminster@symondsandsampson.co.uk
Symonds & Sampson LLP
21, East Street,
Ilminster, Somerset TA19 0AN



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