Symonds & Sampson

The Old Stables

Bay Hill, Ilminster, Somerset

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Bay Hill
Ilminster
Somerset TA19 0AT

Offered for sale with no onward chain, this exceptional period property blends period charm and character with contemporary style and practicality. Just a short walk into the pretty town centre and offering more than meets the eye, it boasts an enviable location having fabulous countryside views and a sunny garden, alongside plenty of off street parking, rare so close to town.

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- NO ONWARD CHAIN
- Grade II listed period home
- Countryside views and walks nearby
- Just 400m from the pretty town centre
- Deceptively spacious accommodation
- Stunning open-plan kitchen / dining room with vaulted ceiling
- Optional master / guest suite plus two further spacious bedrooms
- Ample off road parking

Guide Price **£475,000**

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk

THE PROPERTY

Originating in the 17th century and once forming part of the historic White Horse pub, this distinctive building was thoughtfully converted into two homes approximately 25 years ago. It combines the timeless character of a period property with the advantages of a more modern conversion, making it ideal for those seeking a spacious and stylish home without the demands of extensive renovation.

Immaculately presented throughout, the property exudes style and personality. The current owners have introduced a number of smart and carefully considered enhancements, improving both the visual appeal and everyday functionality of the space.

ACCOMMODATION

At the front of the house, a glazed entrance door opens into a practical lobby with space for coats and an immediate sense of the character that continues throughout the property. An oak latch door leads into a spacious and welcoming inner hallway with impressive ceiling height and an abundance of natural light. Beneath the stairs is a useful storage cupboard housing the gas boiler and electricity meter, and to one side there is a convenient downstairs cloakroom.

Original elm double doors open from the hall into a generous study or home office with fitted shelving. This versatile room is large enough to serve as a formal dining room or a cosy family snug, offering excellent flexibility. Adjacent is a well-proportioned sitting room featuring an impressive inglenook fireplace and attractive flagstone flooring.

From the hall, original blue lias stone steps with decorative iron balustrades descend to a stunning open-plan kitchen, dining and living area spanning the rear of the house. With its vaulted ceiling, rooflights, and French doors and windows overlooking the garden, this space is wonderfully bright and ideal for everyday living. There is ample room for a dining table as well as additional freestanding furniture such as sofas, a cosy armchair or two, or your favourite dresser or sideboard.

The kitchen has been thoughtfully redesigned to provide a modern and practical layout, with sleek white gloss units and a centrally positioned five-burner gas hob, allowing the designated cook to remain part of the conversation! Clever storage solutions include carousel corner cupboards, tall pull-out larder units, and double eye-level electric ovens, all designed for practicality. There is also an integrated dishwasher and space for a freestanding fridge freezer.

Adjoining the kitchen is a separate utility room with a second sink, space for a washing machine and tumble dryer, and direct access to the garden—ideal for laundry days and bringing in shopping.

Upstairs, the landing leads to three generously sized bedrooms. The en suite double room works equally well as a principal bedroom or guest suite. The current main bedroom enjoys lovely views towards the Shudrick Valley and benefits from direct access to a Jack and Jill shower room, fitted with a contemporary white suite including a large walk-in shower. The third bedroom is another comfortable double or twin room, perfect for family members or visiting guests.

OUTSIDE

The property benefits from sole ownership of the driveway running along the side and rear, as well as a fully enclosed, sun-drenched garden. On the west side of the driveway, there is a planted area with mature shrubs and a practical bin store for keeping the space tidy. The gardens are entirely enclosed with fencing and feature two pedestrian gates providing access from the driveway.

At the rear of the house, a paved sun terrace takes full advantage of the south-facing aspect, offering a sheltered spot ideal for relaxing or dining throughout the day. Beyond the terrace, the garden is low-maintenance and planted with sun-loving herbs and architecturally interesting plants that provide year-round appeal. A variety of young ornamental trees line the boundaries, offering privacy and visual interest, while a timber garden store sits conveniently at the bottom of the garden. The elevated position enhances the outlook, drawing the eye across the garden to the far-reaching views of the Shudrick Valley hills beyond.

SITUATION

The property is situated within 400m of the centre of Ilminster, one of South Somerset's prettiest market towns. Ilminster nestles between the Blackdown Hills National Landscape (formerly known as an AONB) to the west, the Special Protected Area of the Somerset Levels to the north, the rolling hills of Dorset to the south and beyond to Lyme Regis and the World Heritage Jurassic Coast (18 miles). The surrounding area is rich in footpaths, cycle routes and historic buildings and estates.

Ilminster has a full range of facilities including a range of small independent shops together with two supermarket chains, bars, cafes. post office, doctors' surgeries, dentist and opticians. It is a vibrant local community with an abundance of cultural and activity-based pursuits centred around the Theatre, Arts Centre, Church, Primary School, Tennis and Bowls clubs and many other community groups. There is 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 to the south east and Taunton station on the Exeter-Bristol and Paddington line is 13 miles to the north west.

DIRECTIONS

What3words//////boom.known.wove

SERVICES

Mains gas, electricity, water and drainage are connected.

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

MATERIAL INFORMATION

Somerset Council Tax Band C

The property is Grade II listed and located within the town's designated Conservation area.

The two neighbouring properties have a right of way across the driveway to reach their own private driveway / parking areas, but this property owns the entire driveway to the side and rear. Therefore cars can be parked as required as long as access is maintained for both neighbours.

Bay Hill, Ilminster

Approximate Area = 1762 sq ft / 163.6 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 2026. Produced for Symonds & Sampson. REF: 1418106

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01460 200790

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

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